Pineridge Condominiums, Inc.

Budget

Fiscal Year 2027

	2024 Actual	2025 Actual	2026 Budget	2026 YTD Actual*	2026 $ Variance	2027 Approved	% Change
Income							
Assessment Income							
5001 - Association Dues	$ 237,600	$ 274,560	$ 315,744	$ 236,808	$ 78,936	$ 315,744	0.00%
Total Assessment Income	**$ 377,547**	**$ 388,960**	**$ 553,344**	$ 443,583	$ 109,761	**$ 315,744**	-42.94%
Monthly Association Dues***	***$ 225***	***$ 260***	***$ 299***			***$ 299***	
Total Income	**$ 377,547.00**	**$ 388,960.00**	**$ 553,344**	**$ 443,583**	**$ 109,761**	**$ 315,744**	-42.94%
Expense							
Administrative Expenses							
6222 - Legal Expense	$ 8,557.26	$ 1,124.38	$ 2,500	$ 4,740	$ (2,240)	$ 10,000	300.00%
6223 - Corporate Income Tax	$ 1,443.00	$ 838.00	$ 1,500	$ 1,255	$ 245	$ 1,500	0.00%
6311 - Management Fee	$ 9,198.96	$ 9,552.00	$ 9,810	$ 7,358	$ 2,453	$ 10,144	3.40%
6312 - Office Supplies	$ 1,616.06	$ 733.99	$ 1,500	$ 455	$ 1,045	$ 1,500	0.00%
6941 - Insurance	$ 63,389.71	$ 73,654.45	$ 75,200	$ 55,926	$ 19,274	$ 62,000	-17.55%
Total Administrative Expense	**$ 84,204.99**	**$ 85,902.82**	**$ 90,510**	$ 69,733	$ 20,777	**$ 85,144**	-5.93%
Utility Expense							
6414 - Water/Sewer	$ 35,902.39	$ 41,489.40	$ 75,000	$ 36,941	$ 38,059	$ 63,000	-16.00%
6450 - Electric-Common	$ 2,897.72	$ 2,994.96	$ 3,000	$ 2,856	$ 144	$ 3,500	16.67%
Total Utility Expense	**$ 38,800.11**	**$ 44,484.36**	**$ 78,000**	$ 39,797	$ 38,203	**$ 66,500**	-14.74%
Repair and Maintenance Expense							
6528 - Gutter Replacement	$ -	$ -	$ -	$ -	$ -	$ 21,700	***NEW***
6530 - Fire System Expense	$ -	$ -	$ -	$ -	$ -	$ 3,000	***NEW***
6536 - General Maintenance	$ 9,758.83	$ 9,387.50	$ 20,000	$ 16,935	$ 3,065	$ 20,000	0.00%
Total Repair and Maintenance Expense	**$ 9,758.83**	**$ 9,387.50**	**$ 20,000.00**	**$ 16,934.86**	$ 3,065	**$ 44,700**	123.50%
Grounds							
6601 - Refuse Removal	$ 26,869.18	$ 31,315.84	$ 27,000	$ 19,382	$ 7,618	$ 8,000	-70.37%
6610 - Grounds Contract	$ 22,185.05	$ 19,261.67	$ 22,000	$ 17,329	$ 4,671	$ 25,000	13.64%
6656 - Snow Removal	$ 27,025.83	$ 33,367.12	$ 30,000	$ 20,632	$ 9,369	$ 35,000	16.67%
6666 - Additional Landscape	$ 9.91	$ 2,968.67	$ 1,000	$ 365	$ 635	$ 1,000	0.00%
Total Grounds	**$ 76,089.97**	**$ 86,913.30**	**$ 80,000**	$ 57,708	$ 22,292	**$ 69,000**	-13.75%
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	$ 35,120.00	$ 45,120.00	$ 47,234	$ 35,426	$ 11,808	$ 50,400	6.70%
Total Transfer to Replacement Reserve	**$ 35,120.00**	**$ 45,120.00**	**$ 47,234**	$ 35,426	$ 11,808	**$ 50,400**	6.70%
Total Expense	**$ 488,948.43**	**$ 426,936.82**	**$ 562,744**	**$ 386,304**	**$ 176,440**	**$ 315,744**	-43.89%

*2026 YTD amounts are as of 09/30/2026

** Monthly Association Dues is not a budgeted item and is for visual reference only. This amount does not include special assessments, if any, and only reflects actual Association Dues.