Pineridge Condominiums, Inc.

Budget

Fiscal Year 2026

	2023 Actual	2024 Actual	2025 Budget	2025 YTD Actual*	2025 $ Variance	2026 Approved	% Change
Income							
Assessment Income							
5001 - Association Dues	$ 211,200	$ 237,600	$ 274,560	$ 205,920	$ 68,640	$ 315,744	15.00%
5033 - Special Assessment	$ -	$ 139,947	$ 114,400	$ 114,400	$ -	$ 237,600	107.69%
Total Assessment Income	**$ 211,200**	**$ 377,547**	**$ 388,960**	$ 320,320	$ 68,640	**$ 553,344**	42.26%
Monthly Association Dues **	***$ 200***	***$ 225***	***$ 260***			*$ 299*	
Total Income	**$ 211,200.00**	**$ 377,547.00**	**$ 388,960**	**$ 320,320**	**$ 68,640**	**$ 553,344**	42.26%
Expense							
Administrative Expenses							
6222 - Legal Expense	$ 1,527.50	$ 8,557.26	$ 2,500	$ 1,124	$ 1,376	$ 2,500	0.00%
6223 - Corporate Income Tax	$ 311.00	$ 1,443.00	$ 1,500	$ 838	$ 662	$ 1,500	0.00%
6311 - Management Fee	$ 8,760.96	$ 9,198.96	$ 9,552	$ 7,164	$ 2,388	$ 9,810	2.70%
6312 - Office Supplies	$ 841.20	$ 1,616.06	$ 1,500	$ 512	$ 988	$ 1,500	0.00%
6941 - Insurance	$ 28,587.72	$ 63,389.71	$ 73,000	$ 58,879	$ 14,121	$ 75,200	3.01%
Total Administrative Expense	**$ 40,028.38**	**$ 84,204.99**	**$ 88,052**	$ 68,517	$ 19,535	**$ 90,510**	2.79%
Utility Expense							
6414 - Water/Sewer	$ 31,220.12	$ 35,902.39	$ 35,000	$ 30,113	$ 4,887	$ 75,000	114.29%
6450 - Electric-Common	$ 2,861.82	$ 2,897.72	$ 3,000	$ 2,276	$ 724	$ 3,000	0.00%
Total Utility Expense	**$ 34,081.94**	**$ 38,800.11**	**$ 38,000**	$ 32,389	$ 5,611	**$ 78,000**	105.26%
Repair and Maintenance Expense							
6536 - General Maintenance	$ 8,764.79	$ 9,758.83	$ 15,000	$ 5,389	$ 9,611	$ 20,000	33.33%
Total Repair and Maintenance Expense	**$ 8,764.79**	**$ 9,758.83**	**$ 15,000**	$ 5,389	$ 9,611	**$ 20,000**	33.33%
Grounds							
6601 - Refuse Removal	$ 22,771.38	$ 26,869.18	$ 27,000	$ 21,483	$ 5,517	$ 27,000	0.00%
6610 - Grounds Contract	$ 17,311.12	$ 22,185.05	$ 22,000	$ 16,613	$ 5,387	$ 22,000	0.00%
6656 - Snow Removal	$ 20,054.88	$ 27,025.83	$ 30,000	$ 19,492	$ 10,508	$ 30,000	0.00%
6666 - Additional Landscape	$ 36.30	$ 9.91	$ 1,000	$ 1,618	$ (618)	$ 1,000	0.00%
Total Grounds	**$ 60,173.68**	**$ 76,089.97**	**$ 80,000**	$ 59,206	$ 20,794	**$ 80,000**	0.00%
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	$ 45,120.00	$ 35,120.00	$ 45,120	$ 30,080	$ 15,040	$ 45,120	0.00%
Total Transfer to Replacement Reserve	**$ 45,120.00**	**$ 35,120.00**	**$ 45,120**	$ 30,080	$ 15,040	**$ 45,120**	0.00%
Reserve/Special Assessment Expense							
7152 - Roof Project	$ -	$ 113,125.00	$ 135,520	$ 129,400	$ 6,120	$ 247,000	82.26%
7301 - SA - Asphalt Expense	$ -	$ 131,849.53	$ -	$ -	$ -		
Total Reserve/Special Assessment Expense	**$ -**	**$ 113,125.00**	**$ 135,520**	$ 129,400	$ 6,120	**$ 247,000**	82.26%
Total Expense	**$ 188,168.79**	**$ 357,098.90**	**$ 401,692**	**$ 324,981**	**$ 76,711**	**$ 560,630**	39.57%

*2025 YTD amounts are as of 09/30/2025

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