

Forest Pines Association, Inc.
Proposed Budget for the period of January 1, 2026 - December 31, 2026
216 Units/Monthly Assessment

	2026 Budget
4020 Assessments	1,143,072.00
4060 Late Charges	0.00
4100 Interest - Operating	0.00
4340 Interest - Reserves	0.00
4350 Interest Alloc to Reserves	0.00
4461 Prior Year Carry Over	0.00
4968 Recapture of Bad Debt	0.00
Total Income	1,143,072.00
 Expenses:	
Building Maintenance:	
5010 Building Maintenance	2,060.00
5060 Plumbing Repairs	515.00
5141 Miscellaneous Equipment Repair	121.00
5187 Drywood Termite Bond	225.00
5209 Janitorial Cleaning	6,000.00
5260 Water & Sewer	5,200.00
5300 Electric Power	10,400.00
5341 Fire Extinguishers	225.00
5385 Sewer Repairs	
5400 Cable Service	130,000.00
5709 Hurricane Ian	0.00
Total Building Expense	154,746.00
 Grounds Maintenance:	
6040 Contracted Lawn Service	152,400.00
6045 Additional Landscape	6,000.00
6052 Sewer Repairs	10,000.00
6100 Fertilizer	11,400.00
6120 Irrigation Repair	22,000.00
6150 Electric Power - Irrigation	1,500.00
6240 Tree Trim & Removal	20,000.00
6250 Perimeter Walls	500.00
6290 Street Light Electric	8,500.00
Total Grounds Maintenance	232,300.00
 Pool/Clubhouse Expense	
7040 Contracted Pool Service	7,200.00
7043 Pool Permit	400.00
7080 Pool Equipment Repair	2,000.00
7083 Pool Furniture	500.00
7250 Rec Area Repairs/Maintenance	5,000.00
Total Pool/Clubhouse Expense	15,100.00

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Management & Administrative		
8020	Management Fee	34,044.00
8033	Education Fund	1,000.00
8040	Postage	1,800.00
8047	Corporate Transparency Act	
8060	Copies/Printing/Supplies	7,226.00
8061	Website	562.00
8069	Technology Fee	300.00
8080	CPA Services	5,500.00
8084	Insurance Appraisal	
8100	Legal Expense	5,000.00
8120	Insurance	525,000.00
8180	Income Tax	4,500.00
8335	Reserve Study	
8390	Annual Corporate Report	130.00
8460	Bureau of Condominium Fees	864.00
	Total Management & Administrative	585,926.00
	Total Oper. Exp.	988,072.00
9171	Reserves - Cash Flow Method Funding per Study	155,000.00
	Total Expenses	1,143,072.00
	NET - SURPLUS(DEFICIT)	0.00
	2026 Monthly Assessment	441.00

\$1,143,072.00/216/12= \$441.00
\$441.00x216x12=\$1,143,072.00