

Pine Forest Country Club Community Association Inc

Net Contribution to Reserve Account

	Budget	
	For the Twelve Months Ending December 31, 2026	For the Twelve Months Ending December 31, 2025
Income		
Covenant Violations	0.00	0.00
Homeowners Dues	207,395.00	221,037.67
Interest Income	3,000.00	5,099.94
Late Fees	0.00	2,933.33
Returned Check Charges	0.00	0.00
Transfer Fees	0.00	19,500.00
Total Income	\$ 210,395.00	\$ 248,570.94
Gross Profit	\$ 210,395.00	\$ 248,570.94
Expenses		
Advertising	100.00	74.50
Bank Service Charges	35.00	0.00
Charitable Contributions	0.00	100.00
Insurance Expense	5,000.00	5,666.00
Internet / Web Page	2,400.00	2,400.00
Landscaping and Groundskeeping	21,540.00	21,940.00
Legal Fees	9,000.00	5,470.00
Office Supplies	250.00	0.00
Postage & Delivery	750.00	735.00
Dues Management Fees	13,000.00	24,955.00
QuickBooks Payments Fees	2,000.00	2,940.10
Total Property Management Fees	\$ 15,000.00	\$ 27,895.10
Real Estate Taxes	800.00	419.20
Rent Expense	400.00	272.00
Repairs and Maintenance	115,680.00	101,198.13
R&M - New Sign	0.00	70,059.47
R&M - Christmas Decorations	0.00	399.03
R&M - Fence	0.00	0.00
R&M - Road Maintenance	0.00	0.00
R&M - Ponds	20,000.00	2,132.00
Total Repairs and Maintenance	\$ 135,680.00	\$ 173,788.63
Signs	3,000.00	385.72
Utilities	8,000.00	8,385.28
Total Expenses	\$ 201,955.00	\$ 247,531.43
Net Operating Income	\$ 8,440.00	\$ 1,039.51
Net Contribution to Reserve Account	\$ 8,440.00	\$ 1,039.51
Reserve Fund Balance at Year End		\$ 447,029.32