

EASTWOOD PINES ASSOCIATION, INC.
68 UNITS
JANUARY 1, 2026- DECEMBER 31, 2026
APPROVED BUDGET

ACCT	REVENUE	2026		
		2025	APPROVED	MONTHLY
		ANNUAL	ANNUAL	AMOUNT
4010	Unit Maintenance Fees	\$510,000	\$510,000	\$42,500
	TOTAL REVENUE	\$510,000	\$510,000	\$42,500
	OPERATING EXPENSES			
5010	Office / Admin / Postage/2025 Audit	\$2,000	\$6,000	\$500
5200	Pest Control - Included In 5210	\$17,000	\$0	\$0
5210	Termite & Pest Control	\$10,000	\$20,000	\$1,667
5300	Insurance	\$136,000	\$102,000	\$8,500
5310	Flood Insurance - Self Insured	\$30,000	\$30,000	\$2,500
5400	Lawn Service	\$31,000	\$34,000	\$2,833
5410	Landscaping Non-Contract	\$2,420	\$6,417	\$535
5420	Irrigation	\$3,470	\$5,670	\$473
5600	Licenses & Permits	\$300	\$300	\$25
5610	Division Fee	\$75	\$75	\$6
5620	Condo Fee	\$138	\$138	\$12
5630	POA Annual Expense	\$3,000	\$0	\$0
5800	Management Fees	\$13,800	\$13,200	\$1,100
5900	Legal Fees	\$5,000	\$15,000	\$1,250
5950	Accounting Fees - Included in 5010	\$300	\$0	\$0
6100	Building / Maint / Repair	\$24,000	\$24,000	\$2,000
6110	Roads / Maint / Repair - Included In Reserves	\$1,000	\$0	\$0
6200	Pool- Operating / Supplies / Service	\$9,000	\$9,000	\$750
7000	Electric	\$32,195	\$30,000	\$2,500
7001	Trash/Waste	\$10,000	\$12,000	\$1,000
7002	Water/Sewer	\$56,602	\$55,000	\$4,583
7007	Cable	\$60,000	\$64,700	\$5,392
	TOTAL OPERATING EXPENSES	\$447,300	\$427,500	\$35,625
	RESERVES			
9010	Reserves - Painting	\$2,000	\$5,000	\$417
9020	Reserves - Paving	\$2,000	\$4,500	\$375
9030	Reserves - Roof	\$18,000	\$48,000	\$4,000
9050	Reserves - Stairs	\$8,700	\$15,000	\$1,250
9070	Reserves - Pool	\$2,000	\$5,000	\$417
9100	Reserves - Deferred Maintenance	\$30,000	\$5,000	\$417
	TOTAL RESERVES	\$62,700	\$82,500	\$6,875
	TOTAL EXPENSES	\$510,000	\$510,000	\$42,500
				\$0

YOUR MONTHLY FEE WILL BE \$625 FOR 2026 \$625

RESERVE ANALYSIS
EASTWOOD PINES ASSOCIATION, INC.
JANUARY 1, 2026 - DECEMBER 31, 2026

RESERVES	Current Replacement Cost	Current Reserves 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Proposed Budgeted Amount
Reserves - Painting	\$60,787	\$9,702	10	5	\$51,085	\$10,217	\$5,000
Reserves - Paving	\$99,225	\$20,410	20	9	\$78,815	\$8,757	\$4,500
Reserves - Roof	\$255,000	\$80,668	15	5	\$174,332	\$48,000	\$48,000
Reserves - Stairs	\$281,138	\$47,261	34	1	\$233,877	\$233,877	\$15,000
Reserves - Pool	\$27,563	\$12,652	20	2	\$14,911	\$7,456	\$5,000
Reserves - Deferred Maintenance	\$36,980	\$31,980			\$5,000	\$5,000	\$5,000
TOTALS	\$760,693	\$202,673			\$558,020	\$313,307	\$82,500

FULLY FUND RESERVES MONTHLY FEE 2026 \$907

PARTIALLY FUND RESERVES MONTHLY FEE 2026 \$625