

Pinewood Co-Op Inc.

BUDGET ADOPTION MEETING

To Pinewood Co-Op Inc Members,

The BUDGET MEETING of **Pinewood Co-Op INC** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: MONDAY, OCTOBER 27, 2025 AT 3:00 PM**
- **LOCATION: CLUBHOUSE ONE
10441 GANDY BLVD N
ST. PETERSBURG FL, 33702**
- **VIA ZOOM.US/JOIN**
 - **MEETING ID: 858 9260 4049**
 - **PASCODE: 486953**

This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2026 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2026 calendar year. We have enclosed a copy of the 2026 Proposed Budget for your review.

Agenda items are as follows:

1. Call to Order
2. Certify Quorum of Board
3. Proof of Notice of the Meeting
4. Board Approval of 2026 Annual Budget
5. Adjournment

By Order of the Board of Directors,

KEITH PHILLIPS, LCAM
Community Manager

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US HWY 19 N, SUITE 102 CLEARWATER, FL 33763 (727) 726-8000 24hrs Fax - (727) 873-7307
(Check out our website for the latest updates @ www.ameritechcompanies.com)

RESERVE ANALYSIS

JANUARY 1, 2026 - DECEMBER 31, 2026

RESERVES	Current Replacement cost	Current Reserves 1/5/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Budgeted Amount
Reserves - Painting	\$40,000	\$5,400	8	1	\$26,733	\$26,733	\$0
Reserves - Paving	\$200,000	\$43,682	25	6	\$149,805	\$24,968	\$0
Reserves - Pool	\$45,000	\$0	25	18	\$45,000	\$2,500	\$0
Reserves - Laundry	\$20,000	\$0	25	3	\$20,000	\$6,667	\$0
Reserves - Roof	\$50,000	\$43,560	15	6	\$6,440	\$1,073	\$0
Reserves - Clubhouse	\$25,000	\$39,835	20	8	-\$14,835	\$0	\$0
Reserves - Lift Station	\$20,000	\$0	15	10	\$20,000	\$2,000	\$0
Reserves - Sewer	\$100,000	\$48,521	20	10	\$51,479	\$5,148	\$0
Reserves - Water Lines	\$75,000	\$8,316	20	9	\$66,684	\$7,409	\$0
Reserves - Electrical Work	\$75,000	\$64,139	20	11	\$10,861	\$987	\$0
Reserves - AC Heat	\$25,000	\$5,300	10	3	\$19,700	\$6,567	\$0
Reserves - Lake Restoration	\$50,000	\$33,962	15	8	\$16,038	\$2,005	\$0
Reserves - Landscaping	\$20,000	\$13,602	10	4	\$6,398	\$1,600	\$0
Reserves - Fence	\$50,000	\$0	10	4	\$50,000	\$12,500	\$0
Reserves - Pooled	\$0	\$232,521	0	0	\$0	\$0	\$0
TOTALS	\$795,000	\$538,838			\$474,303	\$100,156	\$0

PINEWOOD CO-OP, INC.

UNITS: 220

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 PROPOSED ANNUAL	APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees 153 Lots	\$401,695	\$550,978	\$45,915
4025	Rent Assessment Fees 55 Lots / 5	\$467,280	\$48,480	\$4,040
	TOTAL REVENUE	\$868,975	\$599,458	\$49,955
	OPERATING EXPENSES			
5010	Administrative	\$12,000	\$11,500	\$958
5015	Bank Coupons / Fees	\$1,870	\$1,870	\$156
5030	Website	\$750	\$750	\$63
5200	Pest Control	\$594	\$600	\$50
5300	Insurance - Property	\$36,755	\$36,000	\$3,000
5310	Insurance - Flood	\$18,223	\$18,000	\$1,500
5320	Insurance - Umbrella	\$1,200	\$1,800	\$150
5330	Insurance - Worker's Comp	\$2,030	\$3,000	\$250
5340	Insurance - Liability	\$11,152	\$10,000	\$833
5400	Lawn Maintenance	\$42,525	\$45,300	\$3,775
5410	Tree Trimming	\$12,000	\$5,000	\$417
5600	Licenses & Permits	\$2,500	\$2,500	\$208
5610	Division Fees	\$880	\$880	\$73
5620	Corporate Filing	\$90	\$90	\$8
	Management Fee Exp. 05/27 - 60 day notice			
5800		\$30,240	\$30,240	\$2,520
5900	Legal Fees	\$20,000	\$36,328	\$3,027
5910	Accounting	\$2,500	\$2,500	\$208
5915	EFTPS-IRS TAX PMTS	\$48,000	\$48,000	\$4,000
5920	Taxes, Property Taxes	\$7,500	\$6,500	\$542
5930	Co-op Income Taxes	\$15,000	\$15,000	\$1,250
5950	Uncollectable Assessments (vacancy)	\$20,000	\$0	\$0
6100	Building Maint	\$25,000	\$20,000	\$1,667
6110	Repair/Maintenance - Grounds	\$5,500	\$5,000	\$417
6120	Fire Safety Equip	\$500	\$500	\$42
6130	Lift Station	\$1,500	\$1,500	\$125
6135	Fountain	\$1,000	\$1,000	\$83
6140	Security (Atrium/Mailbox Area)	\$500	\$500	\$42
6150	Plumbing	\$10,000	\$5,000	\$417
6160	Vending Machine	\$100	\$100	\$8
6170	Heating/AC	\$2,000	\$2,000	\$167
6180	Lake Maintenance	\$1,500	\$1,500	\$125
6190	Misc Expense/Repairs	\$2,000	\$2,000	\$167
6195	Demolition/Removal of Mobiles	\$15,000	\$0	\$0
6220	Pool Equipment Repairs	\$4,000	\$2,000	\$167
6400	Janitorial	\$9,000	\$6,000	\$500
6420	Maintenance Staff	\$30,000	\$18,000	\$1,500
6430	Cable Contract	\$142,552	\$50,000	\$4,167
7001	Street light & pole lease	\$2,600	\$2,000	\$167
7002	Water/Sewer/Trash	\$180,000	\$175,000	\$14,583
7004	Internet/Telephone	\$5,500	\$3,000	\$250
7005	Laundry Room Electric/Mailhouse	\$1,800	\$1,500	\$125
7006	Clubhouse Electric	\$19,200	\$18,500	\$1,542
7007	Recycle Service	\$1,800	\$1,500	\$125
7008	Gas & Propane	\$5,000	\$2,000	\$167
8000	Contingency	\$7,120	\$5,000	\$417
	TOTAL OPERATING EXPENSES	\$758,981	\$599,458	\$49,955
	RESERVES			
9100	Reserves - Pooled	\$87,494	\$0	\$0
	TOTAL RESERVES	\$87,494	\$0	\$0
	TOTAL EXPENSES	\$846,475	\$599,458	\$49,955
			\$0	

2026 Maintenance Fees will be \$ \$300

2026 Rental Fees will be \$808 \$808