PINEWOOD SOUTH CONDOMINIUM ASSOCIATION INC

Budget Meeting October 31st 2025 at 12:00pm
All Faiths Unitarian Church Congregation
2756 McGregor Blvd Fort Myers, FL 33901

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AGENDA

I. Call to Order
II. Establish Proof of Notice & Quorum
III. Read & Ratify Meeting – September 12th 2025
IV. Old Business

- Discuss Restoration Project Timeline
- Speak About Driveway
- Speak About Gate
- Discuss “townhall meeting” to discuss document rewrite in January

V. New Business

- Discuss and Pass the 2026 Budget
- Extend the motorcycle rule for one (1) year
- Appointing Michael Matusz as Special Assistant to the Board for gate management and recordkeeping/online postings
- Initiate biannual “Over 55” survey

VI. Discussion
VII. Questions and Answers
VIII. Adjournment

Pinewood South Condominium Association, Inc

BUDGET for 2026

Number of Units: 168 **Assessment** **Frequency: Quarterly**

COA #	Category	2025 APPROVED	2026 PROJECTED
	INCOME		
4020	Assessments	776,160	776,160
4060	Late Charges	0	0
4196	Keys	0	0
4280	Application Fees	0	0
4969	Allowance for Doubtful Accts	0	0
	Total:	776,160	776,160
	EXPENSES		
	Building Maintenance:		
5010	Building Maintenance:	54,629	50,000
5030	Bldg Maintenance Supplies	2,000	2,000
5075	Railing Repairs	2,000	1,000
5081	Outside Lighting	2,000	2,000
5101	Pressure Washing	3,000	3,000
5120	Labor-Association 0employee	19,760	22,300
5250	Exterior Pest Control	4,630	4,700
5340	Fire Hydrant Testing	1,000	1,000
5341	Fire Extinguishers	1,000	5,000
	Total:	90,019	91,000
	Grounds Maintenance:		
6040	Contracted Lawn Service	30,755	31,700
6044	Landscaping Supplies	5,000	5,000
6060	Mulch	10,000	10,000
6100	Fertilizer	6,496	6,700
6120	Irrigation Maint & Repair	6,000	6,300
6201	Trees Sod & Plants	3,000	3,000
6240	Tree Trim & Removal	2,000	6,000
6429	Gate Equip/Transmiiters	8,000	8,000
6441	Security Cameras & WiFi	1,600	3,000
	Total:	72,851	79,700
	Pool:		
7040	Pool Service	9,840	10,150
7043	Pool Permits	600	650
7080	Pool Repairs	3,000	4,000
	Total:	13,440	14,800
	Utilities:		
7910	Electricity	20,185	21,000
7920	Water & Sewer	192,885	192,000
7940	Trash Removal	28,350	28,350
7942	Recycling	1,800	1,800
7950	Cable	1,500	1,500
	Total:	244,720	244,650

Pinewood South Condominium Association, Inc

COA #	Category	2025 APPROVED	2026 PROJECTED
	Administrative & Management:		
8020	Management Fee	37,705	37,710
8040	Postage	1,500	1,500
8047	Corp Filing Fee	395	400
8060	Copies/Printing/Supplies	4,000	4,200
8061	Website	1,500	500
8069	Technology Fee	300	300
8080	CPA Services	6,000	5,000
8083	Professiona; (Finance Interest)	3,723	0
8100	Legal Expense	18,000	18,600
8210	Credit Investigations	0	500
8385	Rental Applications	0	500
8390	Annual Corporate Report	106	110
8460	Bureau of Condo Fees	672	680
	Total:	73,901	70,000
	Insurance:		
8481	Property	109,997	98,750
8482	Directors & Officers	2,321	2,150
8484	Umbrella	6,702	6,000
8486	Crime Bond	406	1,370
8489	Liability & Cyber	15,553	14,370
8490	Workers Comp	509	1,370
	Total:	135,488	124,010
	TOTAL OPERATING EXPENSES:	630,419	624,160
	Reserves:		
	O/Side Poly Coating Sec Floor/Lanai	0	6,000
	Sealcoating	7,500	8,000
	Roofs	28,833	25,000
	Paint	15,985	12,000
	Paving	6,739	6,000
	Pool	4,626	5,000
	General	82,058	90,000
		145,741	152,000
	TOTAL EXPENSES	**776,160**	**776,160**
	NEt Surplus	**0**	**0**
	FEE PER UNIT/PER QUARTER	**1,155.00**	**1,155.00**

RESERVE ANALYSIS

		LAST	EXPECTED	REPLACE	FUND	TO BE	REMAINING	YEARLY
9000	Reserves:	COMPLETED	LIFE	COST	BALANCE	FUNDED	LIFE	FUNDING
9109	Sealcoating		5	47,500.00	7,500.00	40,000.00	1	8,000.00
9110	Roofs		25	547,315.00	57,150.00	490,165.00	20	24,508.00
9130	Paint		10	110,000.00	62,044.00	47,956.00	4	11,989.00
9155	Paving/Pavement		28	200,000.00	31,514.00	168,486.00	26	6,480.00
9190	Pool		20	60,000.00	6,737.00	53,263.00	11	4,842.00
9285	General Account		0	98,181.00	98,181.00	0.00	1	90,181.00
	Side Poly		10	60,000.00	0.00	60000	0	6,000.00
								152,000.00