Pines of Delray North Assocation, Inc.
Approved Budget with Full Reserves
For the Period of January 1, 2026 to December 31, 2026

GL Codes	Description	2025 Approved Budget w/Full Reserves	2026 Approved Budget w/Full Reserves
	REVENUES		
400100	Maintenance Fees	$4,929,000	$5,033,255
400200	Fines	$0	$0
400302	Application Fees	$0	$0
400305	Transponder Fees	$0	$0
400400	Late Fees	$0	$0
401110	Assessment Interest	$0	$0
401120	Investment Income	$0	$0
420110	Advertising Income	$0	$0
420150	Cable TV Income	$0	$0
420900	Miscellaneious Income	$0	$30,000
	TOTAL REVENUES	$4,929,000	$5,063,255
	PROPERTY		
700100	Lawn Maintenance	$225,000	$231,955
701022	Irrigation Maintenance	$25,000	$27,000
701100	Lake Maintenance	$10,000	$10,000
700110	Landscaping Extras	$36,000	$36,000
700200	Tree Maintenance	$27,000	$30,000
701020	Irrigation Repairs	$30,000	$60,000
702178	Pest Control	$15,000	$25,000
	TOTAL PROPERTY EXPENSES	$368,000	$419,955
	BUILDINGS		
702002	Structures R&M	$50,000	$30,000
702195	Clubhouse Air Conditioner	$8,000	$8,000
706020	Fire & Sprinkler System	$15,000	$25,000
702161	Termite Protection	$10,000	$10,000
702019	R&M- Walls	$10,000	$12,000
702072	R&M- Plumbing	$10,000	$10,000
707040	Janitorial Service	$24,000	$24,000
702014	Janitorial/Maintenance Supplies	$6,000	$6,000
702050	Generator Maintenance	$2,000	$2,800
	TOTAL BUILDINGS EXPENSES	$135,000	$127,800
	FACITILIES		
716251	Fitness Center	$1,000	$1,000
712601	Courts	$8,000	$8,000
712550	Pool & Spa Service	$20,000	$20,000
712551	Pool & Spa R & M	$9,000	$10,000
	TOTAL FACILITIES EXPENSES	$38,000	$39,000

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	SECURITY		
704200	Gate Operating Expenses	$12,000	$10,000
706040	ADT Alarm System	$2,000	$2,400
704230	Gate/Guardhouse R & M	$1,000	$1,000
704100	Security	$235,000	$260,000
	TOTAL SECURITY EXPENSES	$250,000	$273,400
	OFFICE		
600000	Management Services	$85,000	$85,000
555200	Management Personnel	$440,000	$440,000
520119	Office Expenses	$12,000	$12,000
520110	Printing & Postage	$18,000	$18,000
705070	Telephone/Communications	$6,000	$6,000
701125	Gators	$3,000	$3,000
705085	Fuel	$1,000	$2,000
	TOTAL OFFICE EXPENSES	$565,000	$566,000
	ADMINISTRATION		
530100	Accounting/Auditing	$6,000	$6,000
530110	Legal Fees	$40,000	$40,000
510100	Insurance	$1,600,000	$1,600,000
540150	Bad Debt Expense	$6,000	$6,000
520140	Newsletter Expenses	$4,000	$4,000
520139	Resident Charges	$10,000	$20,000
540112	License/Permits/Fees/Taxes	$4,000	$4,000
	TOTAL ADMINISTRATION EXPENSES	$1,670,000	$1,680,000
	UTILITIES		
705050	Cable TV/INTERNET	$582,000	$632,100
705010	Electricity	$120,000	$110,000
705028	Sewer	$235,000	$240,000
705030	Water	$135,000	$175,000
705060	Trash Removal	$121,000	$120,000
	TOTAL UTILITIES EXPENSES	$1,193,000	$1,277,100
	NONRECURRING		
520105	Contingency	$30,000	$30,000
790125	Special Projects	$30,000	$0
	TOTAL NONRECURRING EXPENSES	$60,000	$30,000
	TOTAL EXPENSES WITHOUT RESERVES	$4,279,000	$4,413,255
	RESERVES		
901590	Pooled Program	$650,000	$650,000
	TOTAL OPERATING EXPENSES	$4,929,000	$5,063,255

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MONTHLY MAINTENANCE FEE	**$587**	**$599**

BOARD MEMBER SIGNATURE

Ron Sacco - Treasurer
Fully Funded Reserves