

**Pinery Homeowners Association, Inc
2013 Budget/2014 Proposed Budget**

JANUARY THROUGH DECEMBER 18, 2013		2013YTD	2013	2013	2013	2014
		Total	YTD Budget	Annual Budget	% of Budget	Budget
NEWSLETTER, STORAGE LOT & TRASH REVENUE PROGRAMS						
Newsletter Program						
	Newsletter Revenue	25,176.50	25,493.55	26,500.00	95.01%	26,500.00
	Newsletter Production Expense	21,042.02	19,850.00	19,850.00	106.01%	19,850.00
	Newsletter Mailing Expense	2,458.39	2,032.26	2,200.00	111.75%	2,200.00
	Total Newsletter Program	1,676.09	3,611.29	4,450.00	37.66%	4,450.00
Storage Lot Program						
	Storage Lot Revenue	124,166.78	94,064.52	94,400.00	131.53%	94,400.00
	Storage Lot Refund	3,380.00	2,400.00	2,400.00	140.83%	2,400.00
	Billing Expense	161.20	408.00	408.00	39.51%	408.00
	Maintenance Expense	8,714.79	8,748.39	9,000.00	96.83%	9,000.00
	Total Storage Lot Program	111,910.79	82,508.13	82,592.00	135.50%	82,592.00
Trash Program						
	Trash Program Revenue	330,853.49	300,941.45	318,135.00	104.00%	355,811.00
	Billing Expense	2,927.07	2,500.00	2,500.00	117.08%	2,500.00
	Removal Expense	229,227.41	198,567.74	206,200.00	111.17%	242,760.00
	Fuel Surcharge Expense	0.00	7,500.00	7,500.00	0.00%	7,500.00
	Trash Refund	3,495.78	1,468.55	1,500.00	233.05%	3,000.00
	Trash Program Cost Other(annual dis)	20.00	4,900.00	4,900.00	0.41%	
	Total Trash Program	95,183.23	86,005.16	95,535.00	99.63%	100,051.00
Total Revenue Programs Net Revenue		208,770.11	172,124.58	182,577.00	114.35%	187,093.00
SECURITY COALITION PROGRAM						
	Security Coalition Reimbursement	33,623.31	38,690.32	40,200.00	83.64%	40,200.00
	Security Cost	35,560.17	38,586.32	39,847.00	89.24%	39,847.00
Total Security Coalition Program Net Revenue		(1,936.86)	104.00	353.00	-548.69%	353.00
GENERAL REVENUES						
Membership Fees						
	Direct Enrollment Revenue	11,417.60	10,874.19	11,000.00	103.80%	11,000.00
	Storage Lot Membership Revenue	1,519.72	2,000.00	2,000.00	75.99%	2,000.00
	Trash Membership Revenue	49,453.25	43,366.13	46,050.00	107.39%	46,050.00
	Total Membership Fees	62,390.57	56,240.32	59,050.00	105.66%	59,050.00
Member Program Revenue						
	Art Show	1,110.00	1,200.00	1,200.00	92.50%	1,200.00
	Garage Sale Revenue	35.00	110.00	110.00		110.00
	Picnic Revenue	1,482.61	1,230.00	1,230.00	120.54%	1,230.00
	Covenant Violations	100.00	100.00	100.00	100.00%	100.00
	Forfeited Deposits	0.00		0.00	0.00%	0.00
	Plan Review Fees	2,460.00	191.61	200.00	1230.00%	200.00
	Total Member Program Revenue	5,187.61	2,831.61	2,840.00	182.66%	2,840.00

Includes \$20 discount for 815 members

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Parks, Trails & Entry Revenue					
Bird Sanctuary	0.00		0.00	0.00%	0.00
North Entry Revenue	3,960.00	3,960.00	3,960.00	100.00%	3,960.00
Total Parks, Trails & Entry Revenue	3,960.00	3,960.00	3,960.00	100.00%	3,960.00
Other Revenue					
Document Fees	600.00	350.00	350.00	171.43%	4,000.00
Donations Received	0.00	0.00	0.00	0.00%	0.00
Interest Income	2,399.44	320.00	350.00	685.55%	1,000.00
Miscellaneous Income	85.75	425.00	425.00		50.00
Total Other Revenue	3,085.19	1,095.00	1,125.00	274.24%	5,050.00
Total General Revenue	74,623.37	64,126.93	66,975.00	111.42%	70,900.00
Total Revenue Programs and General Revenue	281,456.62	236,355.51	249,905.00	112.63%	258,346.00
EXPENSES					
Member Program Expense					
ARC Filing Fees	36.75	80.00	80.00	45.94%	80.00
Art Show	2,300.47	2,300.00	2,300.00	100.02%	2,300.00
Picnic Expense	9,711.25	9,500.00	9,500.00	102.22%	9,500.00
Promotion Expense	0.00	200.00	200.00	0.00%	200.00
Shredding Event	0.00	800.00	800.00	0.00%	
Garage Sale Expense	120.80	100.00	100.00	120.80%	100.00
Total Member Program Expense	12,169.27	12,980.00	12,980.00	93.75%	12,180.00
Parks, Trails and Entry Expense					
Non-contracted work all areas	1,010.57	1,000.00	1,000.00	101.06%	1,000.00
Entryway Beds & Medians Shrubs	1,041.80	1,800.00	1,800.00	57.88%	1,800.00
Entryway, repair and restoration - include re-sod, bird seed & NP Pergola stain	1,577.47	2,000.00	2,000.00	78.87%	2,000.00
This shows take down - put up was in previous year - contract is around \$6500					
Holiday lights per contract	6,500.00	4,277.42	6,500.00	100.00%	10,000.00
Tree Maintenance per contract	4,200.30	4,500.00	4,500.00	93.34%	4,500.00
Non-contracted landscaping	810.00			0.00%	3,000.00
Contracted landscaping	16,632.17	22,000.00	22,000.00	75.60%	15,000.00
Contingency for storm damage, snow plow damage/Trails damage		1,500.00	1,500.00		
Bird Sanctuary Maint & Water	151.01	36.67	36.67	411.81%	200.00
Lake Park Maint - Water & Elect	2,509.76	2,958.06	3,000.00	83.66%	3,000.00
N Entry/Nature Park Maint - Water & Elect	12,092.77	12,748.39	13,000.00	93.02%	11,000.00
N Park Maint - Water & Elect	2,646.06	1,962.26	2,000.00	132.30%	2,500.00
Fish Stocking	1,500.00	1,500.00	1,500.00	100.00%	1,500.00
Total Parks, Trails, and Entry Expense	50,671.91	56,282.80	58,836.67	86.12%	55,500.00

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Operating Expense						
	Accounting	1,695.00	2,500.00	2,500.00	67.80%	2,500.00
	Bank Charges		30.00	30.00	0.00%	30.00
	Dues & Subscriptions	1,528.89	979.03	1,000.00	152.89%	1,000.00
	Equipment / Maintenance	1,838.97	2,590.32	2,800.00	65.68%	2,800.00
	Internet	1,136.46	1,158.06	1,200.00	94.71%	1,500.00
	Legal	8,340.00	19,496.77	20,000.00	41.70%	20,000.00
	Liability Insurance	10,739.00	11,000.00	11,000.00	97.63%	11,000.00
	Meetings / Board	648.32	772.74	800.00	81.04%	800.00
	Mileage Reimbursement	717.00	772.74	800.00	89.63%	800.00
	Office Lease	1,727.51	1,737.10	1,800.00	95.97%	2,000.00
	Postage	1,898.95	1,441.29	1,500.00	126.60%	1,750.00
	PHA Portion of Security Cost	4,490.77	4,632.26	4,800.00	93.56%	4,800.00
	Reserve Study Update					5,000.00
	Supplies	2,448.94	3,374.19	3,500.00	69.97%	3,500.00
	Telephone	2,325.01	2,126.61	2,200.00	105.68%	2,200.00
	Utilities	0.00	261.29	450.00	0.00%	450.00
	Total Operating Expense	39,534.82	52,872.40	54,380.00	72.70%	60,130.00
Payroll Expense						
	Wages	71,535.02	80,980.65	84,000.00	85.16%	85,700.00
	Payroll Tax	6,072.31	6,730.32	6,940.00	87.50%	7,078.80
	Total Payroll Expense	77,607.33	87,710.97	90,940.00	85.34%	92,778.80
Total Expense		179,983.33	209,846.17	217,136.67	82.89%	220,588.80
Gross Revenue less Expense		101,473.29	26,509.34	32,768.33		37,757.20
Financial Transactions						
Reserve Fund Contributions						
	Capital Improvement Reserve		44,417.00			\$46,636.00
	Total Reserve Contributions		44,417.00			\$46,636.00
Total Financial Transactions			44,417.00			\$46,636.00
Gross Revenue less Expense and Financial Transactions		57,056.29				-8,878.80
CAPITAL PROJECTS						
Total N Entry Planting Improvements		12,138.00			0.00%	
Lakeshore Park add climbing structure with pea gravel						1,450.00
North Park Trail Repair - anti erosion measures						2,000.00
Sub-Total Capital Projects						3,450.00
Nature Park						
Phase II						
	Signage		4,000.00	4,000.00	0.00%	\$4,000.00
	Irrigation		15,000.00	15,000.00		
	Master Planner	475.00	800.00	1,000.00	47.50%	
	Trees Plant material		4,000.00	4,000.00		4,000.00

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Upgrade corner of Nature Park & Bus Stop					1,900.00
Boulders, benches		5,000.00	5,000.00		5,000.00
Trails		8,000.00	8,000.00		8,000.00

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Lighting Berm					
Memorial Program - Establish		800.00	800.00		800.00
Total Nature Park	475.00	37,600.00	37,800.00	1.26%	23,700.00
Total Capital Projects	12,613.00	37,600.00	37,800.00	33.37%	27,150.00
Gross Revenue less Expense and Capital Projects	44,443.29		-5,031.67		-36,028.80
Cash Carryover			421,597.79		466,041.08
Contingencies and Reserves					
Operating Expense Reserve	195,080.66	196,325.81	196,325.81	99.37%	196,325.81
Disaster/Emergency Reserve	14,853.20	15,303.20	15,303.20	97.06%	15,303.20
Park Equipment Replace Reserve	35,000.00	35,000.00	35,000.00	100.00%	35,000.00
Capital Improvement Reserve	92,953.68	48,536.68	48,536.68	191.51%	139,589.68
Tree Removal	2,300.00	1,500.00	1,500.00	1.53	1,500.00
Lakeshore Park Re-edge Re-breeze					14,000.00
Pinery Parkway median concrete repair					1,800.00
Split Rail Fence removal	1,200.00	2,000.00	2,000.00		
Tree Pruning at front entryway	3,040.00	2,500.00	2,500.00		
RV Lot Gravel upgrade		3,000.00	3,000.00		16,000.00
Improve Gravel beds		8,500.00	8,500.00		
Tree Replacement		6,000.00	6,000.00		6,000.00
Re-edge entry medians	1,780.00	5,000.00	5,000.00		
Back flow valves	6,290.00	6,500.00	6,500.00		
Total Capital Improvement Reserve	78,343.68	13,536.68	13,536.68		100,289.68
Trash Adv Pay/Surcharge Reserve	45,000.00	45,000.00	45,000.00	100.00%	45,000.00
Total Contingencies and Reserves	368,277.54	305,165.69	305,165.69	120.68%	391,918.69
Undesignated Net Cash Flow			111,400.43		38,093.59