

The Pinery Homeowners' Association, Inc.
2019 Budget
2018 Actuals subject to change prior to General Meeting

| | Actuals | | |
|--|-------------------|-----------------------|-------------------|
| | 2018 | 2018 ANNUAL BUDGET | 2019 PROPOSED |
| Actuals thru Dec 28, 2018. | | | |
| NEWSLETTER, STORAGE LOT & TRASH REVENUE PROGRAMS | | | |
| NET REVENUE | 208,263.28 | 253,530.00 | 251,932.00 |
| SECURITY COALITION PROGRAM | | | |
| Security Coalition Reimburse (December payments not included) | 29,838.61 | 39,100.00 | 43,610.00 |
| Security Cost (December costs est \$2800) | 27,034.08 | -38,480.00 | -43,010.00 |
| Total Security Coalition Program Net Revenue | 2,804.53 | 620.00 | 600.00 |
| GENERAL REVENUES | | | |
| Membership Fees | 63,344.00 | 65,300.00 | 65,300.00 |
| Member Program Revenue | 4,030.00 | 3,330.00 | 3,430.00 |
| Parks, Trails, Entryway Revenue | 3,982.05 | 3,960.00 | 3,960.00 |
| Other Revenue | 9,780.40 | 6,950.00 | 6,983.00 |
| TOTAL GENERAL REVENUES | 81,136.45 | 79,540.00 | 79,673.00 |
| TOTAL GROSS REVENUE | 292,204.26 | 333,690.00 | 332,205.00 |
| EXPENSES | | | |
| Member Programs Expense | 17,786.92 | 25,420.00 | 28,000.00 |
| Parks, Trails, and Entryway Expense | 83,431.37 | 75,400.00 | 95,400.00 |
| Operating Expense | 54,447.27 | 60,770.00 | 58,040.00 |
| Payroll Expense | 108,035.86 | 117,123.00 | 121,560.00 |
| TOTAL EXPENSES | 263,701.42 | 278,713.00 | 303,000.00 |
| Gross Revenue less Expense | 28,502.84 | 54,977.00 | 29,205.00 |
| Proposed Reserve Contributions or Board Allocation | 28,502.84 | \$52,750.00 | |
| Gross Revenue less Expense and Financial Transactions | 0.00 | \$2,151.83 | |
| CAPITAL PROJECTS 2018 | | | |
| Sprinkler System replacements-Lakeshore Park | | | 5,000 |
| Rain Sensor system for North Park | | | 10,500 |
| Repair and replace trails and update drainage-North Park | | | 11,300 |
| TOTAL CAPITAL PROJECTS | | 0.00 | 26,800.00 |
| GROSS REVENUE LESS EXPENSE and CAPITAL PROJECTS | 28,502.84 | 2,151.73 | 2,405.00 |
| CONTINGENCIES AND RESERVES | Actuals 2018 | Budget 2018 | 2019 Proposed |
| Board Designated Reserve Fund | 499,403.00 | 499,403.00 | |
| Reserve contributions 2018 (so far) | 17,622.00 | \$52,750.00 | \$2,405.00 |
| Trash Adv Pay/Surcharge Reserve-Emergency | 45,000.00 | 45,000.00 | |
| Replace Gates North and South RV lots (from Reserves) | | | \$4,800.00 |
| TOTAL CONTINGENCIES AND RESERVES | 562,025.00 | 597,153.00 | |
| Special Projects -BOARD ALLOCATION of UNRESTRICTED NET ASSETS (approved Dec. 13, 2017) | | Allocated | Spent |
| Digitizing of over 1500 House Plans currently stored in PHA office | | 40,000 | 2,631.07 |
| Office Improvements: New finance desk, cabinet, electrical upgrade, removal of built-in shelving | | 5,000 | 0 |
| Email System and Website Improvements (to complete project started in 2017) | | 5,000 | 5,200 |
| Tree Planting/Replacement | | 10,000 | 3,959 |
| Irrigation Rain Master Rain Sensors-upgrade and restoration of aging systems | | 36,000 | 10,455 |
| New Pinery Sign at new entrance (Ponderosa and Belmont) | | 20,000 | 0 |
| Computer Tablets to be used by CSC, ARC Committees and Executive Board | | 2,000 | 1,925.09 |
| Landscaping Designer front Entrance Remodel project | | 15,000 | 12,300 |
| Front Entrance Remodel Project | | 117,000 | 0 |
| | TOTAL: | \$250,000 | 36,470 |