

The Pinery Homeowners' Association, Inc.
2018 Budget
n/a denotes "not available" at this time
Final 2017 totals will be presented at January 10th general meeting

	Actuals as of 12/21	2017	2018
	2017	ANNUAL BUDGET	PROPOSED
NEWSLETTER, STORAGE LOT & TRASH REVENUE PROGRAMS			
NET REVENUE	n/a	244,300.00	253,530.00
SECURITY COALITION PROGRAM			
Security Coalition Reimbursement	30,190.25	39,075.00	39,100.00
Security Cost	(29,916.59)	-38,475.00	-38,555.00
Total Security Coalition Program Net Revenue	273.66	600.00	545.00
GENERAL REVENUES			
Membership Fees	64,280.94	65,750.00	65,300.00
Member Program Revenue	3,573.00	4,660.00	3,330.00
Parks, Trails, Entryway Revenue	4,347.01	3,960.00	3,960.00
Other Revenue	6,253.86	8,600.00	6,950.00
TOTAL GENERAL REVENUES	78,454.81	82,970.00	79,540.00
TOTAL GROSS REVENUE	n/a	327,870.00	333,615.00
EXPENSES			
Member Programs Expense	19,001.22	24,220.00	25,420.00
Parks, Trails, and Entryway Expense	71,867.17	72,400.00	75,400.00
Operating Expense	44,186.46	62,310.00	60,770.00
Payroll Expense	97,282.54	106,270.00	117,123.17
TOTAL EXPENSES	232,337.39	265,200.00	278,713.17
Gross Revenue less Expense	n/a	62,670.00	54,901.83
Financial Transactions			
Reserve Contributions	47,000.00	\$47,000.00	\$52,750.00
Gross Revenue less Expense and Financial Transactions		\$15,670.00	\$2,151.83
CAPITAL PROJECTS			
HOA Office Network Replacement	743.00	1,100.00	0
Entryway Lighting Upgrades	0.00	4,500.00	0
Median Improvements on N Pinery Parkway	0.00	10,000.00	0
Storage Lot Repairs and Upgrades-Lighting, Security, Electrical			From Reserves
TOTAL CAPITAL PROJECTS	743.00	15,600.00	0.00
GROSS REVENUE LESS EXPENSE and CAPITAL PROJECTS	n/a	70.00	2,151.83
CASH CARRYOVER			
CONTINGENCIES AND RESERVES			
	Actuals 2017	Budget 2017	2018 Proposed
Board Designated Reserve Fund	393,772.16	393,772.16	440,772.16
Reserve contribution for 2018	47,000.00	47,000.00	\$52,750.00
Reserve Improvements 201 proposed for 2018			13,070.00
RV Electrical Upgrades and Repairs			4,800.00
Gates North and South replace			6,500.00
RV Lot- Replace Cameras -Final			8,050.00
RV Lot-Lights replace			32,420.00
Estimated 2018 Improvements from Reserve Contributions Total:			20,330.00
Total Reserve Fund Contribution after estimated 2018 Improvements			45,000.00
Trash Adv Pay/Surcharge Reserve-Emergency	45,000.00	45,000.00	45,000.00
TOTAL CONTINGENCIES AND RESERVES	485,772.16	485,772.16	506,102.16