

The Pinery Homeowners' Association, Inc.
2020 Budget
 2019 Actuals subject to change pending receipt of final 2019 invoices.

	Actuals		2019	2020
	2019	ANNUAL BUDGET	Proposed	
Actuals thru Dec 23, 2019				
NEWSLETTER, STORAGE LOT & TRASH REVENUE PROGRAMS				
NET REVENUE	278,191.72	251,732.00		258,863.00
SECURITY COALITION PROGRAM				
Security Coalition Reimbursr (December payments not included)	36,948.80	43,010.00		40,600.00
Security Cost (December costs est \$2800)	35,740.65	42,328.00		-40,000.00
Total Security Coalition Program Net Revenue	1,208.15	682.00		600.00
GENERAL REVENUES				
Membership Fees	65,604.67	65,300.00		65,570.00
Member Program Revenue	4,224.76	3,430.00		3,130.00
Parks, Trails, Entryway Revenue	3,960.00	3,960.00		3,960.00
Other Revenue	7,855.16	6,983.00		7,333.00
TOTAL GENERAL REVENUES	81,644.59	79,673.00		79,993.00
TOTAL GROSS REVENUE	361,044.46	332,087.00		339,456.00
EXPENSES				
Member Programs Expense	23,745.94	28,000.00		29,050.00
Parks, Trails, and Entryway Expense	78,551.63	95,400.00		86,500.00
Operating Expense	50,131.34	58,040.00		63,700.00
Payroll Expense December not included	104,177.96	121,560.00		130,326.63
TOTAL EXPENSES	256,606.87	303,000.00		309,576.63
Gross Revenue less Expense	104,437.59	29,087.00		29,879.37
<i>Proposed Reserve Contributions or Front Entrance Project Fund</i>	104,437.59			
Gross Revenue less Expense and Financial Transactions				0
CAPITAL PROJECTS				
Sprinkler System replacements-Lakeshore Park		5,000.00		
Rain Sensor system for North Park		10,500.00		
Repair and replace trails and update drainage-North Park	5,000.00	11,300.00		
North Park-Engineered Trail Renovation -to correct ongoing trail wash out problems				29,879.37
TOTAL CAPITAL PROJECTS		26,800.00		29,879.37
GROSS REVENUE LESS EXPENSE and CAPITAL PROJECTS	99,437.59	2,151.73		0.00

CONTINGENCIES AND RESERVES		Actuals 2019	Budget 2019	2019 Proposed
Fully Funded-107%	Board Designated Reserve Fund	472,025.00	472,025.00	
	Reserve contributions 2019 (so far)	0.00	0.00	
	Trash Adv Pay/Surcharge Reserve-Emergency	45,000.00	45,000.00	
	TOTAL CONTINGENCIES AND RESERVES	517,025.00	517,025.00	

Special Projects -BOARD ALLOCATION of UNRESTRICTED NET ASSETS (approved Dec. 13, 2017)			
		Allocated	Total Spent
	Digitizing of over 1500 House Plans currently stored in PHA office	40,000	23,859.96
	Tree Planting Replacment	10,000	3,959.00
	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
	Irrigation Rain Master Rain Sensors-upgrade and restoration of aging systems	10,455	10,455
	Computer Tablets to be used by CSC, ARC Committees and Executive Board	2,000	2,133.57
	Landscaping Designer front Entrance Remodel project	13,000	13,179
	Front Entrance Remodel Project	164,545	4,807
	TOTAL:	\$250,000	63,593