

The Pinery Homeowners' Association
2026 PROPOSED Budget

Actuals thru November 30, 2025		Actuals	2025	2026
REVENUE-NEWSLETTER, STORAGE LOT & TRASH PROGRAM		2025	Budget	Proposed
NET REVENUE		249,916.35	276,892.88	308,780.95
SECURITY COALITION PROGRAM				
Security Coalition Reimbursement		41,481.37	47,217.36	47,642.70
Security Cost		43,176.38	47,217.36	47,642.70
Total Security Coalition Program Net Revenue		-1,695.01	0.00	0.00
GENERAL REVENUES				
Membership Fees		60,940.25	61,182.00	60,885.00
Member Program Revenue		7,930.00	6,130.00	6,225.00
Parks, Trails, Entryway Revenue		3,840.00	3,840.00	3,840.00
Other Revenue		34,170.57	47,104.00	37,559.96
TOTAL GENERAL REVENUE		106,880.82	118,256.00	108,509.96
TOTAL GROSS REVENUE		355,102.16	395,148.88	417,290.91
GENERAL EXPENSES				
Member Programs Expense		35,909.31	44,686.00	44,886.00
Parks, Trails, and Entryway Expense		84,223.14	97,987.50	102,510.27
Operating Expense		85,924.57	78,045.88	108,031.46
Payroll Expense		142,443.59	174,195.20	161,525.32
		348,500.61	394,914.58	416,953.05
GROSS REVENUE LESS GENERAL EXPENSE		6,601.55	234.30	337.86
CONTINGENCIES AND RESERVES				
Board Designated Reserve Fund				406,846.66
Trash Adv Pay/Surcharge Reserve - Emergency				45,000.00
TOTAL CONTINGENCIES AND RESERVES				451,846.66