

The Pinery Homeowners' Association
2026 PROPOSED Budget

REVENUE-NEWSLETTER, STORAGE LOT & TRASH PROGRAM	Actuals thru November 30, 2025	Actuals	2025	2026
	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