Pinebrook Homeowners' Association
Approved Operating Budget 2025-2026
September 2025 through August 2026

Approved **07/19/25**

	Sep '25 - Aug 26	
Ordinary Income/Expense		
Income		
200-INCOME		
Donations/Apparel	500.00	
Dues Penalties	600.00	
Facilities Use Rental	1,600.00	
HOA Member Dues	107,625.00	
Interest on Capital	10.00	
Interest on Checking	12.00	
Interest on Money Market	1,000.00	
Property Transfer Fees	1,200.00	
Use Fee Member Dues	10,790.00	
Total 200-INCOME		123,337.00
Total Income		123,337.00
Gross Profit		123,337.00
Expense		
500 MAINTENANCE		
Amphitheater		
Equipment & Supplies	100.00	
Landscaping	100.00	
Paint & Repairs	250.00	
Total Amphitheater		450.00
Ballfield		
Equipment & Supplies	100.00	
Landscaping	100.00	
Total Ballfield		200.00
Beach		
Equipment & Supplies	200.00	
Livery & Bath Structure	100.00	
Play, Shade, Picnic Structures	300.00	
Sand & Spreading	2,700.00	
Total Beach		3,300.00
Lake		
Lake Docks, Weir, Drain	500.00	
Lake Testing	1,500.00	
Lake Weed Control	350.00	
Total Lake		2,350.00
Main Picnic Area		
Equipment & Supplies	1,057.00	
Landscaping	1,075.00	
Plumbing, Lighting & Repairs	4,211.00	
Total Main Picnic Area		6,343.00
Pickleball		
Equipment & Supplies	58.00	
Paint & Repairs	500.00	
Total Pickleball		558.00
Pinebrook General		
ATV, Tools, Gas, Mileage	500.00	
Storage & Equipment	57.00	
Total Pinebrook General		557.00

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RV Area		
Bocce, Horseshoes	50.00	
Equipment & Supplies	60.00	
Plumbing, Lighting & Repairs	1,000.00	
Total RV Area		1,110.00
Service Contracts		
Contractor Common Area	3,000.00	
Debris Clean Up and Removal	3,000.00	
Pest Control	1,000.00	
Septic Services	1,000.00	
Sprinkler Service	500.00	
Total Service Contracts		8,500.00
Town Hall		
General Maintenance	500.00	
Landscaping	100.00	
Paint & Stain	500.00	
Plumbing & Lighting	100.00	
Town Hall Cleaning	500.00	
Total Town Hall		1,700.00
Total 500 MAINTENANCE		25,068.00
600-RECREATION		
Christmas		200.00
General Events		150.00
Independence Day		3,000.00
Labor Day		3,000.00
Social Events		500.00
Summer Supplies		200.00
Total 600-RECREATION		7,050.00
650-OFFICE & TOWN HALL		
Contractor PR/Bookkeeping		3,500.00
Equipment/Supplies/Postage		6,175.00
IT		1,500.00
Memberships and Subscriptions		200.00
Total 650-OFFICE & TOWN HALL		11,375.00
700-GENERAL		
Capital Account Funding Expense		10,000.00
Insurance		
D&O & HOA Liability Insura	9,000.00	
Total Insurance		9,000.00
Miscellaneous/Contingency		500.00
Payroll		
Payroll Taxes	1,000.00	
Wages	25,000.00	
Workers Comp Ins.	1,600.00	
Total Payroll		27,600.00
Professional Services		
Accounting Tax Prep	1,200.00	
Total Professional Services		1,200.00
R3 Account Funding Expense		17,544.00

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Taxes	
California State Tax	500.00
Federal Tax	500.00
Property Tax	500.00
Total Taxes	1,500.00
Utilities	
Electricity	3,500.00
Internet, Phone, TV	3,000.00
Propane	2,000.00
Water	4,000.00
Total Utilities	12,500.00
Total 700-GENERAL	79,844.00
Total Expense	123,337.00
Net Ordinary Income	0.00
Net Income	**0.00**