

**Pinebrook Homeowners' Association**  
**Approved Operating Budget 2022-2023**  
 September 2022 through August 2023

	Sep '22 - Aug 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>200-INCOME</b>	
201 HOA Member Dues	100,975.00
202 Use Fee Member Dues	10,270.00
203 Dues Penalties	1,000.00
205 Property Transfer Fees	1,200.00
206 Facilities Use Rental	1,400.00
207 Donations/Apparel	350.00
220 Interest on Checking	10.00
221 Interest on Capital	15.00
225 Interest on Money Market	1,000.00
	116,220.00
<b>Total 200-INCOME</b>	116,220.00
<b>Total Income</b>	116,220.00
<b>Gross Profit</b>	116,220.00
<b>Expense</b>	
<b>500 MAINTENANCE</b>	
501 Paint/Stain-all facilities	200.00
502 Lake Weed Control	1,500.00
503 Lake Docks, Weir, Drain	400.00
504 Beach Sand & Spreading	4,200.00
505 Beach Structures	100.00
506 Beach Livery & Bath Air	200.00
507 ATV, Tools, Gas, Mileage	750.00
508 RV Area, Bocce, Horseshoes	100.00
509 Ballfield	200.00
510 Main Picnic Area	200.00
511 Town Hall	200.00
512 Plumbing & Lighting	200.00
513 Landscaping	300.00
514 Snow Removal	500.00
515 Service Contracts	3,000.00
516 Contractor Common Area	3,000.00
517 Debris Clean Up and Removal	5,000.00
518 Sprinkler Service	2,160.00
519 Town Hall Cleaning	500.00
	22,710.00
<b>Total 500 MAINTENANCE</b>	22,710.00
<b>600-RECREATION</b>	
605 Lake Testing	500.00
608 Lake Fish Stocking	1,600.00
625 Social Events	8,000.00
630 Equipment & Supplies	400.00
640-FacilityAttendant Payroll	7,000.00
	17,500.00
<b>Total 600-RECREATION</b>	17,500.00
<b>650-OFFICE &amp; TOWN HALL</b>	
651 Contractor Office Manager	20,000.00
654 IT	250.00
657 Equipment/Supplies/Postage	800.00
658 TH Supplies, Equipment	400.00
	21,450.00
<b>Total 650-OFFICE &amp; TOWN HALL</b>	21,450.00

**Pinebrook Homeowners' Association**  
**Approved Operating Budget 2022-2023**  
**September 2022 through August 2023**

---

	<u>Sep '22 - Aug 23</u>
<b>700-GENERAL</b>	
701 D&O & HOA Liability Insura	8,600.00
702 Workers Comp Ins.	1,500.00
705 Federal Tax	500.00
706 California State Tax	500.00
707 Property Tax	235.00
708 Payroll Tax	1,000.00
709 Accounting Tax Prep	1,000.00
711 Electricity Utility	3,000.00
712 Propane Utility	2,000.00
713 Water Utility	3,600.00
718 Internet, Phone, TV	3,800.00
725 Miscellaneous/Contingency	2,221.00
730 R3 Account Funding	16,604.00
735 Capital Account Funding	10,000.00
<b>Total 700-GENERAL</b>	<u>54,560.00</u>
<b>Total Expense</b>	<u>116,220.00</u>
<b>Net Ordinary Income</b>	<u>0.00</u>
<b>Net Income</b>	<u><u>0.00</u></u>