



PINEBROOK HOA FINANCIAL OUTLOOK

September 30th 2025 for Fiscal Year 2024-2025

Latest update: 9/27/2025

We are comfortable right now with our current annual assessment. It is now \$315 for improved lots & \$185 for bare lots. The annual fee for Use Fee Members (UFM) is \$415 for the 2025 calendar year. The Capital account is funded at \$37,842.74. While there are some significant risks in the current economic conditions and outlook, we are confident that the current HOA annual assessment level (Dues) will be sufficient for a few years, but may have to increase in the future if the inflation rate continues to grow and we need to hire and buy services as our experienced (aging) volunteers continue to retire from active duty. We have increased the Social Event budget to cover expanded entertainment events but if costs continue to increase, we may need a minimal charge or donation for event attendance. We already have a successful donation project to support our annual fireworks program.

The R3 annual budget will be increasing as we need to replace and repair failing infrastructure. Our Capital projects are moving forward with the completion of the HVAC system and the Pickleball Court but there will be a slow down as efforts turn to significant maintenance and failed infrastructure projects. Pinebrook remains a low cost, high value bargain in comparison to other HOAs. This status was possible in the past with a large volunteer work force and donations. Volunteer help has dropped off so contractors have been hired for maintenance, office support, social events, & capital improvement projects.

Here is a summary of budget “drivers”:

- Utilities (water, power, propane) continue to increase beyond forecasts. Of specific concern is PG&E as they have forecasted multiple increases to cover forest fire lawsuit expenses and under-grounding projects.**
 - Much of the capital improvement project work has shifted from volunteers to contractors.**
 - Annual cleanup, and regular maintenance is now performed**
- rease this past year, will this continue?**
- Seasonal employee (W2 tax and workman’s compensation) costs increase every year.**
 - Much of office management, project management, maintenance, financial, IT, cleaning, legal compliance, and operations workload is still handled by a couple of volunteers. Most other HOAs use high-cost professional hires to manage these needs and obligations. Our knowledgeable volunteers in these areas have moved or passed away.**
 - We are a recreational/social “not for profit” corporation. The social budget for our main events have increased for entertainment, food/material & service costs. These events are a high priority that will be maintained and carefully managed.**
 - Some property owners continually want to eliminate the 26 member UFM program which provides about \$10K in revenue each year plus some of our most active volunteers. Our HOA is top rated for functionality and attractiveness, and we aim to keep it that way. The usage of our Town Hall, Picnic Areas, the Recreational Facilities, the Beach & Lake, and the RV park continues to grow. You all should be proud to own property & be a part of the Pinebrook experience.**