

Pinebrook Homeowners' Association

Approved Operating Budget 2026-2027

September 2026 through August 2027 Approved 08/28/2026

Ordinary Income/Expense	Sep 26 - Aug 27
200-INCOME	
Donations/Apparel	\$1,000.00
Dues Penalties	\$750.00
Facilities Use Rental	\$2,000.00
HOA Member Dues	\$129,150.00
Interest on Capital	\$12.00
Interest on Checking	\$14.00
Interest on Money Market	\$1,000.00
Property Transfer Fees	\$1,200.00
Uncategorized Income	\$0.00
Use Fee Member Dues	\$15,600.00
Total 200-INCOME	\$150,726.00
Total Income	\$150,726.00
Gross Profit	\$150,726.00
500 MAINTENANCE	
Amphitheater	
Equipment & Supplies	\$100.00
Landscaping	\$100.00
Paint & Repairs	\$250.00
Total Amphitheater	\$450.00
Ballfield	
Equipment & Supplies	\$100.00
Landscaping	\$750.00
Total Ballfield	\$850.00
Beach	
Equipment & Supplies	\$200.00
Livery & Bath Structure	\$100.00
Play, Shade, Picnic Structures	\$300.00
Sand & Spreading	\$3,500.00
Total Beach	\$4,100.00
Lake	
Lake Docks, Weir, Drain	\$5,662.00
Lake Weed Control	\$500.00
Lake Testing	\$1,000.00
Total Lake	\$7,162.00
Main Picnic Area	
Equipment & Supplies	\$1,000.00
Landscaping	\$500.00
Plumbing, Lighting & Repairs	\$2,000.00
Total Main Picnic Area	\$3,500.00
Pickleball	
Equipment & Supplies	\$100.00
Paint & Repairs	\$300.00
Total Pickleball	\$400.00
Pinebrook General	

Ordinary Income/Expense	Sep 26 - Aug 27
ATV, Tools, Gas, Mileage	\$2,000.00
Storage & Equipment	\$100.00
Total Pinebrook General	\$2,100.00

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RV Area	
Bocce Horseshoes	\$100.00
Equipment & Supplies	\$100.00
Plumbing, Lighting & Repairs	\$1,500.00
Total RV Area	\$1,700.00
Service Contracts	
Contractor Common Area	\$1,000.00
Debris Clean Up and Removal	\$5,000.00
Pest Control	\$500.00
Septic Services	\$1,000.00
Snow Removal	\$0.00
Sprinkler Service	\$500.00
Total Service Contracts	\$8,000.00
Town Hall	
General Maintenance	\$500.00
Landscaping	\$100.00
Paint & Stain	\$500.00
Plumbing & Lighting	\$200.00
Town Hall Cleaning	\$500.00
Total Town Hall	\$1,800.00
Total 500 MAINTENANCE	\$30,062.00

Ordinary Income/Expense	Sep 26 - Aug 27
600-RECREATION	
Christmas	\$200.00
General Events	\$100.00
Independence Day	\$500.00
Labor Day	\$1,000.00
Lake Fish Stocking	\$0.00
Memorial Day	\$100.00
Social Events	\$500.00
Summer Supplies	\$200.00
Total 600-RECREATION	\$2,600.00

Ordinary Income/Expense	Sep 26 - Aug 27
650-OFFICE & TOWN HALL	
Contractor Office Manager	\$20,000.00
Contractor PR/Bookkeeping	\$8,000.00
Equipment/Supplies/Postage	\$5,000.00
IT	\$500.00
Memberships	\$1,000.00
Total 650-OFFICE & TOWN	\$34,500.00

Ordinary Income/Expense	Sep 26 - Aug 27
700-GENERAL	
730 R3 Account Funding	\$17,189.00
735 Capital Account Funding	\$15,600.00
Bank Service Charges	\$50.00
Paypal Service Charges	\$25.00
Insurance	\$32,864.00

Ordinary Income/Expense	Sep 26 - Aug 27
D&O; & HOA Liability Insurance	\$9,000.00
Fire Insurance	\$0.00
Total Insurance	\$9,000.00

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Miscellaneous/Contingency	\$200.00
Payroll	
Wages	\$25,000.00
Payroll Taxes	\$3,000.00
Workers Comp Ins.	\$1,600.00
Total Payroll	\$29,600.00
Professional Services	
Accounting Tax Prep	\$1,200.00
Total Professional Services	\$1,200.00
Taxes	
California State Tax	\$600.00
Federal Tax	\$800.00
Property Tax	\$300.00
Total Taxes	\$1,700.00
Utilities	
Electricity	\$2,000.00
Internet, Phone, TV	\$3,000.00
Propane	\$1,000.00
Water	\$3,000.00
Total Utilities	\$9,000.00
Total 700-GENERAL	\$83,564.00
Total Expense	\$150,726.00
Net Income	\$0.00

2026-2027 Assessment Summary

Type	Number Of	Current	Proposed Increase	Total Budget
Improved Property	280	\$315.00	\$378.00	\$105,840.00
Bare Lot	105	\$185.00	\$222.00	\$23,310.00
UFM Property	26	\$415.00	\$600.00	\$15,600.00
				\$144,750.00
				\$118,415.00
				(\$26,335.00)

Source-data note: The 2026-2027 source pages show an Insurance line of \$32,864, while the printed Total Insurance and Total 700-GENERAL exclude that amount. This recreated form preserves the source figures and printed totals rather than silently changing them.