

Proposed 2019/2020 Pine Forest Owners' Association Budget

Revenue			
Type	Sub-type	Proposed Amount	Notes (See Below)
Regular Fee Income	Dues (General Maintenance & Operations)	\$ 93,419.36	1,2,3,4
	Water Fees (Water System Maintenance & Operations)	\$ 62,263.97	1,2,3,4,5
	Total Regular Fee Income:	\$ 155,683.33	
Other Fee Income	Building Fees	\$ -	
	Late Fees	\$ -	
	Lien Fees	\$ -	
	Lot Consolidation Fees	\$ -	
	Lot Transfer Fees	\$ -	
	Water Hook-up Fees	\$ -	
Total Other Fees:	\$ -		
Other Income	Interest	\$ 50.00	
	OCEC Capital Credit	\$ 400.00	
	Common Areas Timber Sale	\$ -	
Total Other Income:	\$ 450.00		
Unencumbered Cash on Hand		\$ 48,274.60	6
Total Operating Revenue:		\$ 204,407.93	
Expenses			
Key to Colored Cells:	Yellow = Item with Amount Increased from 2018/2019 Budget		Purple = Non-recurring Item
	Blue = Item with Amount Reduced from 2018/2019 Budget		
Type	Sub-type	Proposed Amount	Notes (See Below)
Administrative Expenses	WA Non-profit License Renewal	\$ 10.00	
	Lien Fee	\$ -	
	Meeting Expenses	\$ 300.00	
	Office & Mailing Expenses	\$ 250.00	
	Website	\$ 500.00	7
Total Administrative Expenses:	\$ 1,060.00		
Firewise/Forest Health	Common Areas Timber Thinning	\$ 16,875.00	8,9
	Cost Share for Ladder Fuel Reduction	\$ 13,400.00	10,11
Total Firewise/Forest Health Expenses:	\$ 30,275.00		
Garbage	Pick-up	\$ 4,500.00	
	Maintenance & Repairs	\$ -	
Total Garbage Expenses:	\$ 4,500.00		
Management	Overall Management	\$ -	12
	Water Management	\$ 13,000.00	
Total Management Expenses:	\$ 13,000.00		
Professional Services	Accounting & Bookkeeping	\$ 2,000.00	13
	Insurance	\$ 6,090.00	14
	Legal-General	\$ 2,000.00	
	Legal-Governing Documents Update	\$ 6,000.00	15
Total Professional Services Expenses:	\$ 16,090.00		
Reserve Fund Contribution		\$ 10,000.00	16
Road System	Improvements: Garbage Area Access & Traffic/Egress	\$ 5,200.00	17
	Improvements: Speed Signs	\$ 75.00	
	Improvements: Stump Removal	\$ 500.00	
	Maintenance: Non-Winter	\$ 10,000.00	18
	Operation: Snow Plowing	\$ 32,174.79	
	Operation: Snow Pushback	\$ 6,400.00	19
	Operation: Special Use Permit (Longleaf & Lodgepole)	\$ 115.00	
	Operation: Winter Sanding	\$ 3,200.00	
Repairs: Entrance Sign Replacement	\$ 1,071.50	20	
Total Road System Expenses:	\$ 58,736.29		
Taxes	County Taxes	\$ 300.00	
	Public Utility Tax (for Water Distribution)	\$ 3,158.21	21
Total Taxes:	\$ 3,458.21		

Expenditures (cont'd.)			
Key to Colored Cells:	Yellow = Item with Amount Increased from 2018/2019 Budget	Purple = Non-recurring Item	
	Blue = Item with Amount Reduced from 2018/2019 Budget		
Type	Sub-type	Proposed Amount	Notes (See Below)
Water System	Improvements: Extend Service to Lot 127	\$ 7,500.00	22
	Improvements: Mugo Freezing	\$ 2,500.00	23
	Improvements: Assessment & Repair of Mid-station Electrical System, Plumbing, & Pump Overheating	\$ 10,000.00	24
	Maintenance: Replace Insulation for Lot 144 Pump	\$ 500.00	
	Maintenance: Mow Pumphouse Defensible Space	\$ -	25
	Maintenance: Reservoir Cleaning	\$ 6,000.00	26
	Operation: Infrastructure Loan Payment	\$ 27,886.45	
	Operation: Pumphouse Electricity	\$ 3,700.00	
	Operation: Special Use Permit (Upper Reservoir)	\$ 115.00	
	Operation: Water Permit & Testing	\$ -	27
Repairs: Dig out & screen Nighthawk drain & replace cracked risers	\$ -	28	
Repairs: North Blackjack Leak (between Lots 1 & 188)	\$ 1,500.00	29	
	Total Water System Expenses:	\$ 59,701.45	
Other Operating Expenses	Miscellaneous Hardware & Repairs	\$ 300.00	
		Total Expenses:	\$ 197,120.94
		Net Revenue:	\$ 7,286.98

Notes:			
1	Breakdown of dues & water fees redistributed so that water fees cover projected water expenses, per advice by water manager.		
2	Total of dues & water fees increased by 11% (\$125 for developed or connected lots & \$100 for that are undeveloped & unconnected).		
3	Total reflects change in lot status due to merger involving Lots 153-155 (i.e., now 95 connected & 39 unconnected lots).		
4	Total reduced by \$925 to reflect advance payment of partial 2019/2020 dues & water in \$2018/2019. Carried over in cash on hand.		
5	Total water fees reflect one lot with grandfathered water fee discount.		
6	Reflects amount on hand as of 8 May less net expenses projected through 30 June.		
7	Reduced from 2018/2019 due to owner volunteer website manager (thanks, Deb!).		
8	Approved at February 2019 special meeting. To be recurring expense, but on 15- to 25-year cycle; this will be the last year of the current effort.		
9	Budgeted amount is projected net cost after income from log sales. Timber income anticipated to offset remaining costs.		
10	Proposing to budget for ladder fuel reduction in approximately 20% of timbered common areas every five years, with this as Year 1.		
11	Budgeted amount is projected match for WDNR cost-share grant (breakdown approximately 50:50).		
12	Expense temporarily eliminated due to owner volunteer community (thanks, Steve!).		
13	Expense temporarily reduced by treasurer performing check writing & invoicing duties.		
14	Budgeted amount increased to include property insurance.		
15	Budgeted amount includes attorney rewrite of documents & two iterations edits following coordination of drafts with owners.		
16	Reserve study deferred until we have rebuilt a larger reserve.		
17	Wastewise is imploring us to raise the level of the road between the dumpsters & Mugo. The budgeted amount includes cutting the bank above to widen the road, as well (for safer emergency ingress & egress), and then using that dirt as fill.		
18	Reduction from 2018/2019 budget, which included one-time increase for grading after timber thinning.		
19	Proposed amount is only 70% of 2018/2019 budget, but 38% more than actually spent last year.		
20	Last winter vehicle knocked over the sign, which had deteriorated to the point that made reconstruction untenable. Proposal is amount in excess of \$3,100 insurance settlement; includes removal of damaged sign; & reflects use of three logs from current thinning effort & a substantial amount of owner volunteer labor (thanks, Brendan!).		
21	Amount is 5.29% of water fees less capital improvements; conservative estimate assumes none of proposed projects would qualify.		
22	Much higher than typical connection because there is no water line in the adjoining roads.		
23	Adding insulation to service lines as lowest first option to address suspected likeliest source of repeated freezing.		
24	Mid-station electrical panel rebuild approved in 2018; new contractor to assess need along with others noted.		
25	Assuming to be completed by volunteer.		
26	Overdue requirement; approved in 2018.		
27	No longer part of budget, because now included in water manager's fee.		
28	Assuming to be completed by volunteer.		
29	Not identified as non-recurring item because typically some water system repairs necessary every year.		