

APPROVED 2020/2021 Pine Forest Owners' Association Budget

Revenue			
Type	Item	Approved Amount	Notes (See Below)
Regular Fee Income	Dues (General Maintenance & Operations)	\$ 91,952.67	1
	Water Fees (Water System Maintenance & Operations)	\$ 65,005.66	2
	Total Regular Fee Income:	\$ 156,958.33	
Other Fee Income	Late Fees	\$ -	
	Lien Fees	\$ -	
	Lot Consolidation Fees	\$ -	
	Lot Transfer Fees	\$ -	
	Water Hook-up Fees	\$ 2,600.00	3
Total Other Fees:	\$ 2,600.00		
Forest Health Income	Log Sales from 2018 & 2019 Timber Thinning	\$ -	4
	Owner Payments for Ladder Fuel Reduction on Individual Lots	\$ -	
	Owner Payments for Beetle Tree Removal	\$ -	5
Total Forest Health Income:	\$ -		
Other Income	Interest	\$ 50.00	
	OCEC Capital Credit	\$ 335.00	
Total Other Income:	\$ 385.00		
Unencumbered Cash on Hand at Start of Budget		\$ 31,007.34	
Total Operating Revenue:		\$ 190,950.67	
Expenses			
Type	Item	Approved Amount	Notes (See Below)
Administration	WA Non-profit License Renewal	\$ 10.00	
	Lien Fees	\$ -	
	Meeting Expenses-Room Rental	\$ 500.00	
	Meeting Expenses-Photocopying	\$ -	
	Office & Mailing Expenses	\$ 250.00	
	Website Management	\$ 400.00	6
Total Administrative Expenses:	\$ 1,160.00		
Forest Health & Firewise	Improvements: 2019 Common Areas Timber Thinning	\$ 954.87	7
	Improvements: Cost Share for Common Areas Ladder Fuel Reduction	\$ 22,000.00	8
	Improvements: Cost Share for Private Lots Ladder Fuel Reduction	\$ -	
	Maintenance: Beetle Tree Removal on Private Lots	\$ -	5,9
Total Firewise/Forest Health Expenses:	\$ 22,954.87		
Garbage	Pick-up	\$ 5,800.00	
	Maintenance & Repairs	\$ -	
Total Garbage Expenses:	\$ 5,800.00		
Professional Services	Accounting & Bookkeeping	\$ 2,000.00	10
	Insurance	\$ 6,090.00	
	Legal-General	\$ 1,000.00	
	Legal-Governing Documents Update	\$ 3,000.00	
Total Professional Services Expenses:	\$ 12,090.00		

Expenditures (cont'd.)			
Type	Item	2020/2021 Amount (w/ no increase)	Notes (See Below)
Reserve Fund	Contribution	\$ 10,000.00	
	Total Reserve Fund Expenses:	\$ 10,000.00	
Road System	Improvements: Stump Removal-North Blackjack, beyond Pond Road, & Short Leaf	\$ 2,500.00	
	Improvements: Remove Trees from Center of Red Pine Cul-de-sac	\$ 1,000.00	
	Improvements: Two Sand Bins for Lower Yellowleaf	\$ 250.00	
	Improvements: Road Signs for Short Leaf	\$ -	
	Maintenance: Spring Grading & Autumn Ditch & Culvert Clean-out	\$ 10,000.00	
	Operation: Snow Plowing	\$ 33,783.53	
	Operation: Snow Pushback & Slush Removal	\$ 6,700.00	
	Operation: Sanding	\$ 3,400.00	
	Operation: Special Use Permit (Longleaf & Lodgepole)	\$ 115.00	
	Total Road System Expenses:	\$ 57,748.53	
Taxes	County Taxes	\$ 300.00	
	Public Utility Tax (for Water Distribution)	\$ 3,269.13	11
	Total Taxes:	\$ 3,569.13	\$ -
Water System	Improvements: Water Meters, Vaults, & Check Valves	\$ -	
	Improvements: Upgrade Mid-Station Pump House Structure	\$ 6,000.00	
	Maintenance: Mow Pumphouse Defensible Space	\$ -	
	Maintenance: Reservoir Cleaning	\$ 3,420.00	
	Operation: Infrastructure Loan Payment	\$ 27,370.04	12
	Operation: Management	\$ 13,000.00	13
	Operation: Pumphouse Electricity	\$ 3,900.00	
	Operation: Special Use Permit (Upper Reservoir)	\$ 115.00	
	Operation: State Inspection	\$ 600.00	
	Operation: Water Permit & Testing	\$ 600.00	
	Repairs: Dig out & screen Nighthawk reservoir drain & replace cracked risers	\$ -	14
Repairs: Contingency Fund	\$ 10,000.00		
	Total Water System Expenses:	\$ 65,005.04	
		Total Expenses:	\$ 178,327.57
		Net Revenue:	\$ 12,623.10

Notes:

- 1 Total dues reduced by \$200 paid in advance in 2020 (credit from overpayment of water hook-up fee) & increased by \$369.36 for payment of overdue 19/20 amount.
- 2 Total water fees reflect one lot (144) with legacy water fee discount of 1/3 & payment of \$168.14 overdue from 19/20.
- 3 Lots 18R & 181C.
- 4 Zosel Lumber still owes \$23,355.48; unlikely to receive any due to 2019 mill fire.
- 5 Not PFOA funds; at contractor's request, PFOA collects & consolidates owner payments.
- 6 Lower than otherwise due to owner volunteer website manager (Deb Dahrling).
- 7 Last of debt to Brothers Fire for 2019 common area thinning. **Will need to thin common areas again beginning around 2030.**
- 8 20/21 work would complete treatment of most of interior common areas & west perimeter, along with much of north & south perimeters. **Need to complete remaining interior & north & south perimeter areas in 21/22 & begin two large eastside greenbelts & adjoining perimeter greenbelts/ROW. Will need to begin treating common areas again in 2024.**

Notes (cont'd.):	
9	Offset by individual owner payments.
10	Expense temporarily reduced by treasurer performing bill paying & owner invoicing duties.
11	Amount will be 5.029% of water fees less capital improvements. Pumphouse upgrade may qualify.
12	Final payment will be in 2025.
13	Includes \$1,000 for oversight of new hook-ups, which would be offset by hook-up fees.
14	Assuming to be completed by volunteer.