

## Pine Meadows HOA Profit & Loss Budget vs. Actual January 2023 through December 2024

	YTD P&L Jan - Oct 30, 2023	Entire Year Jan- Dec 2023 Adopted Budget	commens for year 2023	Adopted 2024 Budget	2024 projected comments
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Operating Income</b>					
Quarterly HOA Dues	146,879.72	146,880.00		156,105.00	
<b>Total Operating Income</b>	<u>146,879.72</u>	<u>146,880.00</u>		<u>156,105.00</u>	
<b>Total Income</b>	<u>146,879.72</u>	<u>146,880.00</u>		<u>156,105.00</u>	
<b>Gross Profit</b>					
	146,879.72	146,880.00		156,105.00	
<b>Expense</b>					
<b>Vehicle Delivery / Pickup</b>					
	17.00				
<b>Administration Expenses</b>					
<b>Office Supplies</b>					
	130.61	125.00		110.00	
<b>Professional Fees</b>					
<b>Filing Fees State of CO/ DORA</b>					
	30.00	45.00		45.00	
<b>Legal fees</b>					
	113.75	600.00		500.00	
<b>Tax Prep</b>					
	440.00	400.00		450.00	
<b>Total Professional Fees</b>	<u>583.75</u>	<u>1,045.00</u>		<u>995.00</u>	
<b>Property Management Fees</b>					
	17,250.00	20,700.00		20,700.00	
<b>Total Administration Expenses</b>	<u>17,964.36</u>	<u>21,870.00</u>		<u>21,805.00</u>	
<b>Exterior Maintenance Expenses</b>					
<b>Bi-Annual exterior window wash</b>					
	3,750.00	6,540.00		7,500.00	increased cost in 2023
<b>Landscaping/Lawn upkeep</b>					
<b>Irrigation repairs</b>					
	1,466.13	1,000.00		1,500.00	
<b>Landscape materials</b>					
	115.26	1,500.00		1,500.00	
<b>Landscaping Contract</b>					
	20,545.55	20,000.00		20,000.00	working on new bid
<b>Total Landscaping/Lawn upkeep</b>	<u>22,126.94</u>	<u>22,500.00</u>		<u>23,000.00</u>	
<b>Misc. exterior repairs</b>					
	0.00	1,500.00		1,500.00	
<b>Roof maintenance</b>					
<b>Gutter cleaning</b>					
	0.00	4,500.00		5,000.00	
<b>Inspection/repairs</b>					
	12,204.44	5,000.00		5,000.00	now posted in RS
<b>Total Roof maintenance</b>	<u>12,204.44</u>	<u>9,500.00</u>		<u>5,000.00</u>	
<b>Snow removal</b>					
<b>ground</b>					
	11,441.54	18,000.00		8,500.00	
<b>roof</b>					
	13,526.88	6,500.00	lots of ice	15,000.00	
<b>Total Snow removal</b>	<u>24,968.42</u>	<u>24,500.00</u>		<u>23,500.00</u>	
<b>Stone repair</b>					
	1,965.00			2,500.00	
<b>Total Exterior Maintenance Expenses</b>	<u>65,014.80</u>	<u>64,540.00</u>		<u>63,000.00</u>	
<b>Exterior Staining</b>					
<b>Exterior Re-staining 124-128</b>					
	24,965.00	24,965.00			
<b>Exterior re-staining 135-139</b>					
	0.00			29,675.00	working on new bid
<b>Total Exterior Staining</b>	<u>24,965.00</u>	<u>24,965.00</u>		<u>29,675.00</u>	
<b>Insurance/Taxes</b>					
<b>Agency fee</b>					
	0.00	155.00		225.00	

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	YTD P&L Jan - Oct 30, 2023	Entire Year Jan- Dec 2023 Adopted Budget	commens for year 2023	Adopted 2024 Budget	
D & O Insurance	1,403.00	2,550.00		1,500.00	2024 projected comments
Liability Insurance	8,156.78	17,500.00		20,000.00	possible increase 2024
Umbrella Liability	1,205.00	870.00		1,300.00	
<b>Total Insurance/Taxes</b>	<b>10,764.78</b>	<b>21,075.00</b>		<b>23,025.00</b>	
Interior Maintenance	0.00				
Prior Year overage/shortage	0.00	-2,000.00			
<b>Utilities</b>					
Electric	4,598.00	5,230.00		5,400.00	
TOMV sprinkler	815.92	1,600.00		1,200.00	increased cost
Trash	10,538.49	9,600.00		12,000.00	
<b>Total Utilities</b>	<b>15,952.41</b>	<b>16,430.00</b>		<b>18,600.00</b>	
<b>Total Expense</b>	<b>134,678.35</b>	<b>146,880.00</b>		<b>156,105.00</b>	
<b>Net Ordinary Income</b>	<b>12,201.37</b>	<b>0.00</b>		<b>0.00</b>	
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Capital Reserve Income</b>					
CD Interest	573.64				
Reserve Fund Interest	3,488.06	1,850.00		6,000.00	as long as interest rates maintain
Reserve Fund Assessment	0.00	31,500.00		33,000.00	as per RS
Capital Reserve Income - Other	31,500.04				
<b>Total Capital Reserve Income</b>	<b>35,561.74</b>	<b>33,350.00</b>		<b>39,000.00</b>	
<b>Total Other Income</b>	<b>35,561.74</b>	<b>33,350.00</b>		<b>39,000.00</b>	
<b>Other Expense</b>					
Fiber Optic	0.06				
<b>Capital Reserve Expense</b>					
Driveway Overlay	0.00	55,000.00		82,500.00	
Gutter replacement	1,475.00	2,500.00			
Roof tile replacement				10,000.00	
Landscape Erosion Control	0.00	25,000.00			
<b>Total Capital Reserve Expense</b>	<b>1,475.00</b>	<b>82,500.00</b>		<b>92,500.00</b>	
<b>Funding Expenses</b>					
CD Interest Expense					
Reserve Interest Funding					
<b>Total Funding Expenses</b>	<b>0.00</b>				
<b>Total Other Expense</b>	<b>1,475.06</b>	<b>82,500.00</b>		<b>-53,500.00</b>	
<b>Net Other Income</b>	<b>34,086.68</b>	<b>-49,150.00</b>		<b>-53,500.00</b>	
<b>Net Income</b>	<b>46,288.05</b>	<b>-49,150.00</b>		<b>-53,500.00</b>	

  

	Per Year each unit	Per Qtr
Operating	12,008.08	3,002.02
Reserves	2,538.46	634.62

**Pine Meadows HOA**  
**Profit & Loss Budget vs. Actual**  
 January 2023 through December 2024

	Entire Year Jan- Dec 2023		
YTD P&L Jan - Oct 30, 2023	Adopted Budget	commens for year 2023	Adopted 2024 Budget

2024  
projected  
comments

2024	
Total per	
qtr	3,636.63
2023 dues	3,430.38
dues	
increase	206.25

**Pine Meadows HOA**  
**Balance Sheet Prev Year Comparison**  
As of October 31, 2023

	<u>Oct 31, 23</u>	<u>Oct 31, 22</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
<b>Flourish</b>	140,380.71	0.00
<b>Community Banks operating acct</b>	31,305.98	72,852.70
<b>Community Banks MM</b>	20,012.98	63,837.01
<b>ReservCD 1 --3986- Mat-25.07.25</b>	0.00	61,239.48
<b>ReservCD 2 --1943--Mat 25.07.25</b>	0.00	31,239.48
<b>Total Checking/Savings</b>	<u>191,699.67</u>	<u>229,168.67</u>
<b>Accounts Receivable</b>		
<b>Accounts Receivable</b>	<u>23,625.00</u>	<u>6,794.94</u>
<b>Total Accounts Receivable</b>	<u>23,625.00</u>	<u>6,794.94</u>
<b>Total Current Assets</b>	<u>215,324.67</u>	<u>235,963.61</u>
<b>TOTAL ASSETS</b>	<u><b>215,324.67</b></u>	<u><b>235,963.61</b></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
<b>Accounts Payable</b>	<u>-16.00</u>	<u>7,357.00</u>
<b>Total Accounts Payable</b>	<u>-16.00</u>	<u>7,357.00</u>
<b>Total Current Liabilities</b>	<u>-16.00</u>	<u>7,357.00</u>
<b>Total Liabilities</b>	<u>-16.00</u>	<u>7,357.00</u>
<b>Equity</b>		
<b>Capital Reserve Equity</b>	160,407.52	135,077.60
<b>Retained Earnings</b>	8,645.10	28,805.08
<b>Net Income</b>	<u>46,288.05</u>	<u>64,723.93</u>
<b>Total Equity</b>	<u>215,340.67</u>	<u>228,606.61</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>215,324.67</b></u>	<u><b>235,963.61</b></u>