

**Pine Meadows HOA**  
**Balance Sheet Prev Year Comparison**  
As of October 30, 2021

	<u>Oct 30, 21</u>	<u>Oct 30, 20</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
CD 1 matures 25 January 2022	21,146.75	21,146.75
CD 2 matures 25 January 2022	21,146.75	21,146.75
CD 4 Matures August 6, 2021	0.00	51,622.55
Community Banks MM	23,719.04	48,698.48
Community Banks operating acct	118,382.86	7,224.27
<b>Total Checking/Savings</b>	<u>184,395.40</u>	<u>149,838.80</u>
<b>Accounts Receivable</b>		
Accounts Receivable	6,874.98	8,778.87
<b>Total Accounts Receivable</b>	<u>6,874.98</u>	<u>8,778.87</u>
<b>Total Current Assets</b>	<u>191,270.38</u>	<u>158,617.67</u>
<b>TOTAL ASSETS</b>	<u><b>191,270.38</b></u>	<u><b>158,617.67</b></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable	6,773.00	0.00 insurance premium
<b>Total Accounts Payable</b>	<u>6,773.00</u>	<u>0.00</u>
<b>Other Current Liabilities</b>		
TSG Tree removal access fee	-2,500.00	0.00
<b>Total Other Current Liabilities</b>	<u>-2,500.00</u>	<u>0.00</u>
<b>Total Current Liabilities</b>	<u>4,273.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	4,273.00	0.00
<b>Equity</b>		
Retained Earnings	129,145.94	156,031.03
Net Income	57,851.44	2,586.64
<b>Total Equity</b>	<u>186,997.38</u>	<u>158,617.67</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>191,270.38</b></u>	<u><b>158,617.67</b></u>

**Pine Meadows HOA**  
**YTD P&L vs 2021 Adopted Budget--Proposed 2022 Budget**  
 January 1-October 30 2021----2022 Budget

				YTD P&L Jan-Oct 2021	2021 Adopted Budget
<b>Ordinary Income/Expense</b>					
		<b>Income</b>			
		<b>Operating Income</b>			
		Quarterly HOA Dues	129,666.16	129,666.24	
		<b>Total Operating Income</b>	129,666.16	129,666.24	
		<b>Total Income</b>	129,666.16	129,666.24	
		<b>Gross Profit</b>	129,666.16	129,666.24	
		<b>Expense</b>			
		<b>Administration Expenses</b>			
		Office Supplies	0.00	125.00	
		<b>Professional Fees</b>			
		Filing Fees State of CO/ DORA	38.00	35.00	
		Legal fees	942.25	600.00	
		Tax Prep	400.00	350.00	
		<b>Total Professional Fees</b>	1,380.25	985.00	
		<b>Property Management Fees</b>	17,250.00	20,700.00	
		Teleconference	0.00	85.00	
		<b>Total Administration Expenses</b>	18,630.25	21,895.00	
		<b>Contingency Fund</b>	0.00	3,000.00	
		<b>Exterior Maintenance Expenses</b>			
		Bi-Annual exterior window wash	3,270.00	5,940.00	
		<b>Landscaping/Lawn upkeep</b>			
		Holiday Light Installation	0.00		
		Irrigation repairs	9,103.15	1,000.00	
		Landscape materials	0.00	1,971.00	
		Landscaping Contract	13,211.00	14,000.00	
		Landscaping/extra work request	3,010.80	1,000.00	
		Tree Removal & disposal	9,375.00		
		<b>Total Landscaping/Lawn upkeep</b>	34,699.95	17,971.00	
		Misc. exterior repairs	0.00	1,000.00	

**Pine Meadows HOA**  
**YTD P&L vs 2021 Adopted Budget--Proposed 2022 Budget**  
 January 1-October 30 2021----2022 Budget

			YTD P&L Jan-Oct 2021	2021 Adopted Budget
		Misc. exterior repairs material	0.00	700.00
		Roof maintenance		
		Gutter cleaning	0.00	2,755.24
		Inspection/repairs	0.00	
		Roof maintenance - Other	0.00	3,000.00
		<b>Total Roof maintenance</b>	0.00	5,755.24
		Snow removal		
		ground	4,468.75	15,000.00
		roof	3,734.05	5,000.00
		<b>Total Snow removal</b>	8,202.80	20,000.00
		Stone repair	0.00	3,500.00
		<b>Total Exterior Maintenance Expenses</b>	46,172.75	54,866.24
		Exterior Staining		
		Exterior re-staining 130-134	19,965.00	17,500.00
		Exterior re-staining 138-136	0.00	
		<b>Total Exterior Staining</b>	19,965.00	17,500.00
		Insurance/Taxes		
		Agency fee	155.00	
		D & O Insurance	1,125.00	975.00
		Liability Insurance	13,574.00	14,500.00
		Umbrella Liability	803.00	850.00
		<b>Total Insurance/Taxes</b>	15,657.00	16,325.00
		Utilities		
		Heat tape electric	5,257.00	6,500.00
		TOMV sprinkler	911.92	1,780.00
		Trash	6,493.94	7,800.00
		<b>Total Utilities</b>	12,662.86	16,080.00
		<b>Total Expense</b>	113,087.86	129,666.24
		<b>Net Ordinary Income</b>	16,578.30	0.00
		<b>Other Income/Expense</b>		

this expense occurs in November and December

**Pine Meadows HOA**  
**YTD P&L vs 2021 Adopted Budget--Proposed 2022 Budget**  
 January 1-October 30 2021----2022 Budget

			YTD P&L Jan-Oct 2021	2021 Adopted Budget
	<b>Other Income</b>			
	<b>Capital Reserve Income</b>			
		CD Interest	647.64	
		Reserve Account Interest	17.73	
		Temporary Capital Reserve Inco	13,500.24	13,500.00
		Capital Reserve Income - Other	30,000.36	30,000.00
		<b>Total Capital Reserve Income</b>	44,165.97	43,500.00
		<b>Total Other Income</b>	44,165.97	43,500.00
	<b>Other Expense</b>			
	<b>Capital Reserve Expense</b>			
		Staircase Project	2,890.88	
		Capital Reserve Expense - Other	0.00	30,000.00
		<b>Total Capital Reserve Expense</b>	2,890.88	30,000.00
		<b>Total Other Expense</b>	2,890.88	30,000.00
	<b>Net Other Income</b>		41,275.09	13,500.00
<b>Net Income</b>			<b>57,853.39</b>	<b>13,500.00</b>

				2022 Adopted Budget
<b>Ordinary Income/Expense</b>				
		<b>Income</b>		
		<b>Operating Income</b>		
		Quarterly HOA Dues		133,166.24
		<b>Total Operating Income</b>		133,166.24
		<b>Total Income</b>		133,166.24
		<b>Gross Profit</b>		133,166.24
		<b>Expense</b>		
		<b>Administration Expenses</b>		
		Office Supplies		125.00
		<b>Professional Fees</b>		
		Filing Fees State of CO/ DORA		45.00
		Legal fees		600.00
		Tax Prep		400.00
		<b>Total Professional Fees</b>		1,045.00
		Property Management Fees		20,700.00
		Teleconference		
		<b>Total Administration Expenses</b>		21,870.00
		<b>Contingency Fund</b>		5,000.00
		<b>Exterior Maintenance Expenses</b>		
		Bi-Annual exterior window wash		5,940.00
		<b>Landscaping/Lawn upkeep</b>		
		Holiday Light Installation		1,000.00
		Irrigation repairs		1,000.00
		Landscape materials		1,500.00
		Landscaping Contract		14,000.00
		Landscaping/extra work request		1,000.00
		Tree Removal & disposal		
		<b>Total Landscaping/Lawn upkeep</b>		18,500.00
		Misc. exterior repairs		1,000.00
		Misc. exterior repairs material		626.24
		<b>Roof maintenance</b>		
		Gutter cleaning		3,500.00
		Inspection/repairs		3,000.00
		Roof maintenance - Other		
		<b>Total Roof maintenance</b>		6,500.00
		<b>Snow removal</b>		
		ground		18,000.00
		roof		5,000.00
		<b>Total Snow removal</b>		23,000.00
		Stone repair		500.00
		<b>Total Exterior Maintenance Expenses</b>		56,066.24
		<b>Exterior Staining</b>		

this expense occurs in November and Decembe

				Exterior re-staining 130-134	
				Exterior re-staining 138-136	18,000.00
				<b>Total Exterior Staining</b>	<b>18,000.00</b>
				<b>Insurance/Taxes</b>	
				Agency fee	155.00
				D & O Insurance	1,125.00
				Liability Insurance	14,500.00
				Umbrella Liability	850.00
				<b>Total Insurance/Taxes</b>	<b>16,630.00</b>
				<b>Utilities</b>	
				Heat tape electric	6,500.00
				TOMV sprinkler	1,300.00
				Trash	7,800.00
				<b>Total Utilities</b>	<b>15,600.00</b>
				<b>Total Expense</b>	<b>133,166.24</b>
				<b>Net Ordinary Income</b>	<b>0.00</b>
				<b>Other Income/Expense</b>	
				<b>Other Income</b>	
				<b>Capital Reserve Income</b>	
				CD Interest	
				Reserve Account Interest	
				Temporary Capital Reserve Inco	13,500.24
				Capital Reserve Income - Other	30,000.00
				<b>Total Capital Reserve Income</b>	<b>43,500.24</b>
				<b>Total Other Income</b>	<b>43,500.24</b>
				<b>Other Expense</b>	
				<b>Capital Reserve Expense</b>	
				Staircase Project	
				Capital Reserve Expense - Other	30,000.00
				<b>Total Capital Reserve Expense</b>	<b>30,000.00</b>
				<b>Total Other Expense</b>	<b>30,000.00</b>
				<b>Net Other Income</b>	<b>13,500.24</b>
				<b>Net Income</b>	<b>13,500.24</b>

