

PINE MEADOW RANCH HOME OWNERS ASSOCIATION

2022 BUDGET VS ACTUAL

2023 BUDGET

Approved  
by member  
vote

	Actual	2022	2023
	Jan - Dec 22	Budget	Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
2023 Annual Assessments	0.00		474,516.00
<b>Fire Mitigation Donation Fund</b>			
Fire Mitigation Expenditures	-6,000.00		0.00
Fire Mitigation Donation Fund	6,000.00		0.00
<b>Total Fire Mitigation Donation Fund</b>	0.00		0.00
2020 Annual Assessments	450.00		0.00
2022 Annual Assessments	389,166.18	400,000.00	0.00
2021 Annual Assessments	3,538.56		0.00
Construction Assessment Fees	186,302.05	42,000.00	42,000.00
<b>Other</b>			
2022 Annual Fire Mtg Assess	46,584.06	48,000.00	0.00
Delinquent Assessment Fee	2,534.34	2,712.65	3,255.18
Finance Charge Income	1,468.99	6,920.03	8,304.03
Fine income	500.00		512.48
Keys	630.00		0.00
Mail Box Assessment	5,426.00	5,302.50	5,355.53
Parking Decals	153.50		0.00
Road Income (Church Camps)	11,036.00	11,036.00	11,036.00
Road Maintenance Cont (SS)	9,943.44	10,100.00	10,201.00
Services 5%	2,470.00		0.00
<b>Total Other</b>	80,746.33	84,071.18	38,664.22
<b>Revenue-Assessments-prior yrs</b>			
Annual Assessments 2019	16.74		0.00
Annual Assessments Prior Y	0.00	2,000.00	2,000.00
<b>Total Revenue-Assessments-prior yrs</b>	16.74	2,000.00	2,000.00
<b>Total Income</b>	660,219.86	528,071.18	557,180.22
<b>Gross Profit</b>	660,219.86	528,071.18	557,180.22
<b>Expense</b>			
<b>FIXED EXPENSES</b>			
Accounting-Tax Preparation	417.50	350.00	357.00
Bank Service Charges (CC Pl	-160.51	1,500.00	1,500.00
<b>Insurance</b>			
Cyber Ins	415.00	407.03	421.00
D&O	2,237.00	2,216.03	2,294.00
Liability Insurance	4,201.00	4,116.48	4,261.00
Truck	4,689.68	5,015.96	5,041.00
<b>Total Insurance</b>	11,542.68	11,755.50	12,017.00
<b>Payroll Expense</b>			
Health Insurance-E	3,975.72	3,600.00	3,618.00
Payroll	124,257.33	79,607.42	135,831.00
Payroll Tax Expens	10,022.84	13,788.28	12,109.00
Payroll Temp Help	3,810.40	58,275.42	2,550.00
Work Comp Insural	2,111.75		2,550.00
<b>Total Payroll Expense</b>	144,178.04	155,271.12	156,658.00
<b>Professional Fees</b>			
Reserve Study Exp	0.00		2,000.00
Mileage	472.12	303.00	306.00

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<b>Secretarial Service:</b>	31,209.07	32,640.00	33,293.00
<b>Total Professional Fees</b>	<b>31,681.19</b>	<b>32,943.00</b>	<b>35,599.00</b>
<b>Property Taxes</b>	<b>13,734.73</b>	<b>10,351.50</b>	<b>10,403.00</b>
<b>Taxes-1120H</b>			
<b>Federal</b>	0.00	202.00	204.00
<b>State</b>	0.00	25.25	26.00
<b>Total Taxes-1120H</b>	<b>0.00</b>	<b>227.25</b>	<b>230.00</b>
<b>Telephone</b>	<b>1,189.28</b>	<b>1,212.00</b>	<b>1,224.00</b>
<b>Utilities</b>			
<b>Propane/Gas</b>	1,306.57	1,020.00	1,061.00
<b>Utilities - Other</b>	0.00	9,000.00	0.00
<b>Total Utilities</b>	<b>1,306.57</b>	<b>10,020.00</b>	<b>1,061.00</b>
<b>Total FIXED EXPENSES</b>	<b>203,889.48</b>	<b>223,630.37</b>	<b>219,049.00</b>
<b>VARIABLE EXPENSES</b>			
<b>Equipment Rental</b>	<b>20,685.88</b>	<b>20,400.00</b>	<b>20,808.00</b>
<b>Equipment Repair &amp; Maint</b>			
<b>Equipment Large M</b>	9,689.86	7,155.37	7,787.00
<b>Equipment Large M</b>	313.80	958.95	952.00
<b>Equipment Small R</b>	2,636.37	2,687.57	2,839.00
<b>Truck-Ranger</b>	359.98	310.32	289.00
<b>Truck Expense</b>	4,112.76	5,644.55	6,296.00
<b>Equipment Repair &amp; Maint</b>	0.00	16,756.76	112.00
<b>Total Equipment Repair &amp; Maint</b>	<b>17,112.77</b>	<b>45,000.00</b>	<b>18,275.00</b>
<b>Fire Mitigation (\$70,000)</b>	<b>43,900.00</b>	<b>15,000.00</b>	<b>70,000.00</b>
<b>Fire Safety Mitigation (\$15000)</b>	<b>15,000.00</b>	<b>7,956.00</b>	<b>0.00</b>
<b>Diesel/Fuel/Gasoline</b>	<b>12,924.00</b>		<b>8,600.00</b>
<b>Legal Fees</b>			
<b>CCr's Review \$15K</b>	0.00	505.00	510.00
<b>Legal Fees - Other</b>	11,701.50	15,000.00	15,150.00
<b>Total Legal Fees</b>	<b>11,701.50</b>	<b>15,505.00</b>	<b>15,660.00</b>
<b>Licenses and Permits</b>	<b>-30.00</b>	<b>404.00</b>	<b>408.00</b>
<b>Mail Box Keys, Rekey</b>	<b>432.00</b>	<b>202.00</b>	<b>204.00</b>
<b>Office Supplies</b>	<b>426.00</b>	<b>505.00</b>	<b>510.00</b>
<b>Internet/Web Expense</b>	<b>671.88</b>	<b>400.86</b>	<b>425.00</b>
<b>Postage, Printing &amp; Mailing</b>	<b>1,914.96</b>	<b>3,535.00</b>	<b>3,570.00</b>
<b>Computer Expense</b>	<b>157.17</b>	<b>255.00</b>	<b>260.00</b>
<b>Repairs</b>			
<b>Building Repairs &amp; Maint</b>	392.65	505.00	510.00
<b>Grounds Maintenance</b>	3,469.30	1,000.00	1,010.00
<b>Total Repairs</b>	<b>3,861.95</b>	<b>1,505.00</b>	<b>1,520.00</b>
<b>Road Maintenance</b>			
<b>Aggregate</b>			
<b>Purchase</b>	109,667.70		0.00
<b>Sand/Win</b>	0.00	10,000.00	11,718.00
<b>Slurry Seal</b>	0.00	20,000.00	20,200.00
<b>Aggregate</b>	327.40	40,000.00	48,264.00
<b>Total Aggregate</b>	<b>109,995.10</b>	<b>70,000.00</b>	<b>80,182.00</b>
<b>Culvert   gravel install</b>	<b>1,748.92</b>	<b>1,515.00</b>	<b>4,030.00</b>
<b>General Road Repair</b>			
<b>Miscellaneous</b>	0.00	2,020.00	2,040.00
<b>General Fund</b>	537.32	2,500.00	0.00

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<b>Total General Road</b>	537.32	4,520.00	2,040.00
<b>Roads-Mag Water I</b>	8,272.47	15,000.00	0.00
<b>Snowplowing</b>			
<b>Junction</b>	35,001.00	35,000.00	36,050.00
<b>Snowplo</b>	0.00		0.00
<b>Total Snowplowing</b>	35,001.00	35,000.00	36,050.00
<b>Total Road Maintenance</b>	155,554.81	126,035.00	122,302.00
<b>Travel &amp; Ent</b>			
<b>Meals</b>	0.00	202.00	204.00
<b>Meeting</b>	276.35	505.00	510.00
<b>Total Travel &amp; Ent</b>	276.35	707.00	714.00
<b>Total VARIABLE EXPENSES</b>	284,589.27	254,166.62	263,256.00
<b>Total Expense</b>	488,478.75	477,796.99	482,305.00
<b>Net Ordinary Income</b>	171,741.11	50,274.19	74,875.22
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Revenue from sale of property</b>	20,000.00		0.00
<b>Other Income-Interest</b>			
<b>Interest Income</b>	374.60	307.96	122.00
<b>Total Other Income-Interest</b>	374.60	307.96	122.00
<b>Total Other Income</b>	20,374.60	307.96	122.00
<b>Net Other Income</b>	20,374.60	307.96	122.00
<b>Net Income</b>	<b>192,115.71</b>	<b>50,582.15</b>	<b>74,997.22</b>