

Pinon Ranch HOA - 2021 Budget vs Actual as of December 31, 2021.

Approved 2022 Budget

	2021 Budget	Actual 1/1/21 to 12/31/21	
REVENUE			
<u>2021 Actual revenue and expense notes:</u>			
HOA Assessments	\$18,095	\$17,766	one member has not paid
Trash & Recycling Assessment	\$12,562	\$13,144	more folks signed up for recycling than originally estimated
Credit card/ conv. fees	\$75	\$15	fewer folks went for the two payment option, than estimated
Interest	\$0	\$1	
Late fees / NSF fees	\$0	\$25	collected (one member has not paid anything)
Title Co & Admin Fees	\$150	\$300	2 home sales
Working Capital contributions	\$127	\$254	2 home sales
Less: Replacement Reserves	-\$1,545	-\$1,545	Transfer to Replacement Reserves account
Total Revenue	\$29,464	\$29,960	
EXPENSES			
Administrative Services	\$2,410	\$2,655	
Bank service charges	\$100	\$33	
Business Permits & education	\$200	\$58	Required State reg. fees (DORA & SOS) plus optional education
Computer & Internet Expenses	\$300	\$256	
Insurance Expense	\$2,145	\$2,281	
Irrigation equipment repairs	\$600	\$279	
Lawn & Tree Maintenance	\$3,900	\$3,837	
Office Supplies	\$57	\$0	
Postage and PO Box	\$130	\$118	
Printing and Reproduction	\$60	\$20	
Professional Fees	\$1,500	\$453	CPA tax returns, IRS forms, 5535 Sample Way issues
Snow removal	\$1,500	\$597	Very dry year plus member provided snow removal.
Social Functions	\$0	\$0	Voted to make this an optional contribution
Trash & Recycling expenses	\$12,562	\$13,083	
Utilities	\$4,000	\$3,729	
Total Expenses	\$29,464	\$27,399	
EXCESS OF REVENUE OVER EXPENSES	\$0	\$2,560	

	2022 Budget	
REVENUE		
<u>2022 Budget notes:</u>		
HOA Assessments	\$18,645	(\$339 per home, 3% or \$10 increase from 2021)
Trash & Recycling Assessment	\$13,855	5% increase (details below in HOA Trash Service)
Credit card/ conv. fees	\$75	same as last year
Interest	\$0	
Late fees / NSF fees	\$0	
Title Co & Admin Fees	\$150	1 home sale
Working Capital contributions	\$127	1 home sale
Less: Replacement Reserves	-\$2,000	Transfer to Replacement Reserves account
Total Revenue	\$30,852	
EXPENSES		
Administrative Services	\$2,500	based on 2021
Bank service charges	\$100	same as last year. They did increase rate midyear
Business Permits & education	\$200	Required State reg. fees (DORA & SOS) plus opt. education
Computer & Internet Expenses	\$310	last year plus 3.5% + increase
Insurance Expense	\$2,310	1.5% increase over 2021 actual; \$42 per home
Irrigation equipment repairs	\$650	\$50 increase over last year budget, plus 22 year system
Lawn & Tree Maintenance	\$4,056	last year plus 4% + increase
Office Supplies	\$36	less than last year
Postage and PO Box	\$135	last year plus 3.5% + increase
Printing and Reproduction	\$60	same as last year.
Professional Fees	\$1,000	\$500 less than last year
Snow removal	\$1,500	same as last year.
Social Functions	\$0	Voted to make this an optional contribution
Trash & Recycling expenses	\$13,855	details below
Utilities	\$4,140	last year plus 3.5% + increase
Total Expenses	\$30,852	
EXCESS OF REVENUE OVER EXPENSES	\$0	

	2021 Trash & Recycling Budget	Actual 1/1/21 to 12/31/21	
HOA Trash service			
REVENUE			
HOA Trash service assessments	\$9,790	\$9,678	1 member has not paid, plus 1 front door service
Optional Recycling	\$2,772	\$3,466	more folks signed up for recycling than originally est.
Total Trash & Recycling Revenue	\$12,562	\$13,144	
EXPENSES			
Administrative Services	\$571	\$620	
Trash & recycling vendor	\$11,423	\$12,112	
Collection losses & dumpster	\$568	\$350	
Total Trash & Recycling Expenses	\$12,562	\$13,082	
EXCESS OF REVENUE OVER EXPENSES	\$0	\$62	

	Proposed 2022 Budget	
HOA Trash service details		
REVENUE		
HOA Trash service assessments	\$10,285	(5% Increase. \$187 x 55 homes)
Optional Recycling	\$3,570	(5% increase. \$102 x 35 estimated homes)
Total Trash & Recycling Revenue	\$13,855	
EXPENSES		
Administrative Services	\$630	(5% admin)
Trash vendor	\$9,352	(\$170.04 x 55 homes)
Recycling vendor	\$3,255	(\$93.00 x 35 homes)
Collection losses & dumpster	\$617	
Total Trash & Recycling Expenses	\$13,855	
EXCESS OF REVENUE OVER EXPENSES	\$0	