

**Pinon Ranch HOA - 2022 Budget vs Actual as of Dec 31, 2022**

**2023 Budget**

	2022 Budget	Actual 1/1/22 to 12/31/22	
<b>REVENUE</b>			
HOA Assessments	\$18,645	\$18,484	one member has not paid
Trash & Recycling Assessment	\$13,855	\$13,777	more folks signed up for recycling than originally estimated
Credit card/ conv. fees	\$75	\$48	fewer folks went for the two payment option, than estimated
Interest	\$0	\$3	
Late fees / NSF fees	\$0	\$0	collected (one member has not paid anything)
Title Co & Admin Fees	\$150	\$450	3 home sales (waiting on closing for 2 homes)
Working Capital contributions	\$127	\$395	3 home sales (waiting on closing for 2 homes)
Less: Replacement Reserves	-\$2,000	-\$2,000	Transfer to Replacement Reserves account
<b>Total Revenue</b>	<b>\$30,852</b>	<b>\$31,157</b>	

2022 revenue and expense notes:

	2022 Budget	Actual 1/1/22 to 12/31/22	
<b>EXPENSES</b>			
Administrative Services	\$2,500	\$2,880	more services than estimated.
Bank service charges	\$100	\$127	on line payment fees went up
Business Permits & education	\$200	\$39	Required State reg. fees (DORA & SOS) plus optional education
Computer & Internet Expenses	\$310	\$295	
Insurance Expense	\$2,310	\$2,148	
Irrigation equipment repairs	\$650	\$563	
Lawn & Tree Maintenance	\$4,056	\$4,140	
Office Supplies	\$36	\$0	
Postage and PO Box	\$135	\$188	Post office box and postage.
Printing and Reproduction	\$60	\$35	material for annual meeting
Professional Fees	\$1,000	\$363	CPA tax returns, IRS forms
Snow removal	\$1,500	\$1,197	
Social Functions	\$0	\$0	Voted to make this an optional contribution
Trash & Recycling expenses	\$13,855	\$13,625	
Utilities	\$4,140	\$4,190	
<b>Total Expenses</b>	<b>\$30,852</b>	<b>\$29,790</b>	

**EXCESS OF REVENUE OVER EXPENSES**      \$0      **\$1,367**      **Finished year with a surplus**

	2023 Budget	
<b>REVENUE</b>		
HOA Assessments	\$19,745	(\$359 per home, 6% or \$20 increase from 2022)
Trash & Recycling Assessment	\$14,670	6% 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	\$132	1 home sale
Less: Replacement Reserves	-\$2,200	Transfer to Replacement Reserves account
<b>Total Revenue</b>	<b>\$32,572</b>	

2023 Budget notes:

	2023 Budget	
<b>EXPENSES</b>		
Administrative Services	\$2,700	8% increase (Cost of living adjustment)
Bank service charges	\$135	last year plus 6% + increase
Business Permits & education	\$200	Required State reg. fees (DORA & SOS) plus opt. education
Computer & Internet Expenses	\$252	
Insurance Expense	\$2,420	4.5% increase over 2022 actual; \$44 per home
Irrigation equipment repairs	\$700	\$50 increase over last year budget, plus 22 year system
Lawn & Tree Maintenance	\$4,560	last year plus 6% + increase
Office Supplies	\$30	
Postage and PO Box	\$200	
Printing and Reproduction	\$30	less than last year
Professional Fees	\$1,000	same as last year.
Snow removal	\$1,575	last year plus 5% + increase
Social Functions	\$0	Voted to make this an optional contribution
Trash & Recycling expenses	\$14,670	6% increase details below
Utilities	\$4,100	
<b>Total Expenses</b>	<b>\$32,572</b>	

**EXCESS OF REVENUE OVER EXPENSES**      \$0

**HOA  
Trash  
service  
Details**

<b>2022 Trash &amp; Recycling Budget</b>	<b>Actual 1/1/22 to 12/31/22</b>
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**REVENUE**

<b>HOA Trash service assessments</b>	\$10,285	\$10,164	1 member has not paid, plus 1 front door service
<b>Optional Recycling</b>	\$3,570	\$3,613	more folks signed up for recycling than originally est.
<b>Total Trash &amp; Recycling Revenue</b>	<u>\$13,855</u>	<u>\$13,777</u>	

**EXPENSES**

<b>Administrative Services</b>	\$630	\$646	
<b>Trash &amp; recycling vendor</b>	\$12,608	\$12,629	
<b>Collection losses &amp; dumpster</b>	\$617	\$350	Dumpster only
<b>Total Trash &amp; Recycling Expenses</b>	<u>\$13,855</u>	<u>\$13,625</u>	
<b>EXCESS OF REVENUE OVER EXPENSES</b>	\$0	\$152	

**HOA Trash service details**

**2023  
Budget**

**REVENUE**

<b>HOA Trash service assessments</b>	\$10,890	(6% Increase. \$198 x 55 homes)
<b>Optional Recycling</b>	\$3,780	(6% increase. \$108 x 35 estimated homes)
<b>Total Trash &amp; Recycling Revenue</b>	<u>\$14,670</u>	

**EXPENSES**

<b>Administrative Services</b>	\$668	(5% admin)
<b>Trash vendor</b>	\$9,913	(\$180.24 x 55 homes)
<b>Recycling vendor</b>	\$3,450	(\$98.58 x 35 homes)
<b>Collection losses &amp; dumpster</b>	\$638	
<b>Total Trash &amp; Recycling Expenses</b>	<u>\$14,670</u>	
<b>EXCESS OF REVENUE OVER EXPENSES</b>	\$0	