

**Pinebrook Homeowners' Association**  
**Actual to Budget**  
**September 2021 through August 2022**

	<u>Sep '21 - A...</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>200-INCOME</b>				
201 HOA Member Dues	86,625.00	86,625.00		100.0%
202 Use Fee Member Dues	8,840.00	8,840.00		100.0%
203 Dues Penalties	1,352.75	500.00	852.75	270.6%
205 Property Transfer Fees	2,000.00	1,000.00	1,000.00	200.0%
206 Facilities Use Rental	2,551.00	1,000.00	1,551.00	255.1%
207 Donations/Apparel	89.22	200.00	-110.78	44.6%
220 Interest on Checking	9.75	10.00	-0.25	97.5%
221 Interest on Capital	15.88	15.00	0.88	105.9%
225 Interest on Money Market	891.49	1,000.00	-108.51	89.1%
<b>Total 200-INCOME</b>	<u>102,375.09</u>	<u>99,190.00</u>	<u>3,185.09</u>	<u>103.2%</u>
<b>Total Income</b>	<u>102,375.09</u>	<u>99,190.00</u>	<u>3,185.09</u>	<u>103.2%</u>
<b>Gross Profit</b>	102,375.09	99,190.00	3,185.09	103.2%
<b>Expense</b>				
<b>500 MAINTENANCE</b>				
501 Paint/Stain-all facilities		400.00	-400.00	
502 Lake Weed Control	1,329.00	1,400.00	-71.00	94.9%
503 Lake Docks, Weir, Drain	222.84	400.00	-177.16	55.7%
504 Beach Sand & Spreading	3,722.87	3,000.00	722.87	124.1%
505 Beach Structures	14.29	100.00	-85.71	14.3%
506 Beach Livery & Bath Air		200.00	-200.00	
507 ATV, Tools, Gas, Mileage	354.73	750.00	-395.27	47.3%
508 RV Area, Bocce, Horseshoes	28.13	150.00	-121.87	18.8%
509 Ballfield		100.00	-100.00	
510 Main Picnic Area	42.88	300.00	-257.12	14.3%
511 Town Hall		100.00	-100.00	
512 Plumbing & Lighting	74.27	200.00	-125.73	37.1%
513 Landscaping	343.18	300.00	43.18	114.4%
514 Snow Removal		500.00	-500.00	
515 Service Contracts		2,000.00	-2,000.00	
516 Contractor Common Area	1,046.00	5,500.00	-4,454.00	19.0%
517 Debris Clean Up and Removal	4,060.00	100.00	3,960.00	4,060.0%
518 Sprinkler Service	1,785.60	1,700.00	85.60	105.0%
519 Town Hall Cleaning	400.00	500.00	-100.00	80.0%
<b>Total 500 MAINTENANCE</b>	<u>13,423.79</u>	<u>17,700.00</u>	<u>-4,276.21</u>	<u>75.8%</u>

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<b>600-RECREATION</b>				
605 Lake Testing	535.00	600.00	-65.00	89.2%
608 Lake Fish Stocking		1,500.00	-1,500.00	
625 Social Events	6,056.43	8,000.00	-1,943.57	75.7%
630 Equipment & Supplies	540.38	300.00	240.38	180.1%
640-FacilityAttendant Payroll	7,710.00	7,000.00	710.00	110.1%
<b>Total 600-RECREATION</b>	14,841.81	17,400.00	-2,558.19	85.3%
<b>650-OFFICE &amp; TOWN HALL</b>				
651 Contractor Office Manager	19,000.00	19,000.00		100.0%
654 IT	174.10	300.00	-125.90	58.0%
657 Equipment/Supplies/Postage	1,202.92	750.00	452.92	160.4%
658 TH Supplies, Equipment	215.83	300.00	-84.17	71.9%
<b>Total 650-OFFICE &amp; TOWN HALL</b>	20,592.85	20,350.00	242.85	101.2%
<b>700-GENERAL</b>				
701 D&O & HOA Liability Insura	8,095.48	8,100.00	-4.52	99.9%
702 Workers Comp Ins.	1,014.36	1,500.00	-485.64	67.6%
705 Federal Tax	762.52	400.00	362.52	190.6%
706 California State Tax	480.00	15.00	465.00	3,200.0%
707 Property Tax	234.84	235.00	-0.16	99.9%
708 Payroll Tax	928.46	1,000.00	-71.54	92.8%
709 Accounting Tax Prep	965.00	1,000.00	-35.00	96.5%
711 Electricity Utility	2,964.65	2,800.00	164.65	105.9%
712 Propane Utility	1,396.96	1,000.00	396.96	139.7%
713 Water Utility	2,190.33	2,400.00	-209.67	91.3%
718 Internet, Phone, TV	3,589.40	3,600.00	-10.60	99.7%
725 Miscellaneous/Contingency	2,067.68	2,688.00	-620.32	76.9%
730 R3 Account Funding	9,002.00	9,002.00		100.0%
735 Capital Account Funding	19,633.70	10,000.00	9,633.70	196.3%
<b>Total 700-GENERAL</b>	53,325.38	43,740.00	9,585.38	121.9%
<b>Total Expense</b>	102,193.83	99,190.00	3,003.83	103.0%
<b>Net Ordinary Income</b>	181.26		181.26	100.0%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Special Funds</b>				
<b>A1-R3 Fund Transfers</b>				
1st Initial Transfer	9,002.00		9,002.00	100.0%
<b>Total A1-R3 Fund Transfers</b>	9,002.00		9,002.00	100.0%

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<b>B1 Capital Fund Transfer</b>				
1st Initial Transfer	10,000.00		10,000.00	100.0%
<b>Total B1 Capital Fund Transfer</b>	<u>19,633.70</u>		<u>19,633.70</u>	<u>100.0%</u>
<b>Total Special Funds</b>	<u>28,635.70</u>		<u>28,635.70</u>	<u>100.0%</u>
<b>Total Other Income</b>	28,635.70		28,635.70	100.0%
<b>Other Expense</b>				
<b>Capital Fund Expenses</b>	35,897.17		35,897.17	100.0%
<b>R3 Expenses</b>				
LB- Lake Dredging & Drain	1,150.00		1,150.00	100.0%
RF- VBall-Baseball-Basketball	277.04		277.04	100.0%
<b>Total R3 Expenses</b>	<u>5,816.04</u>		<u>5,816.04</u>	<u>100.0%</u>
<b>Total Other Expense</b>	<u>41,713.21</u>		<u>41,713.21</u>	<u>100.0%</u>
<b>Net Other Income</b>	<u>-13,077.51</u>		<u>-13,077.51</u>	<u>100.0%</u>
<b>Net Income</b>	<u><u>-12,896.25</u></u>		<u><u>-12,896.25</u></u>	<u><u>100.0%</u></u>