

# Pinehurst Place HOA

## Income and Expense Comparative Statement

From 12/01/2022 to 12/31/2022

	<u>December 2022</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<b><u>Revenues</u></b>							
<b>Fee Income</b>							
HOA Fees		4,250	50,700	51,000	300	51,000	51,000
Late Fees/Fines			625		(625)		
Reinvestment Fees		83	2,500	1,000	(1,500)	1,000	1,600
Setup Fees			875		(875)		
Lien Charges			585		(585)		
<b>TOTAL Fee Income</b>	<b>0</b>	<b>4,333</b>	<b>55,285</b>	<b>52,000</b>	<b>(3,285)</b>	<b>52,000</b>	<b>52,600</b>
<b>Other Income</b>							
Interest Income	1		7		(7)		
<b>TOTAL Other Income</b>	<b>1</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>(7)</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>1</b>	<b>4,333</b>	<b>55,292</b>	<b>52,000</b>	<b>(3,292)</b>	<b>52,000</b>	<b>52,600</b>
<b><u>Expenses</u></b>							
<b>Reserve Transfers</b>							
Reserve Funding		420		5,045	5,045	5,045	5,100
<b>TOTAL Reserve Transfers</b>	<b>0</b>	<b>420</b>	<b>0</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,100</b>
<b>Administrative Expenses</b>							
Activities/Annual Meeting			449		(449)		1,000
Management Fee	730	750	8,810	9,000	190	9,000	9,180
Software/Postage	105	75	1,335	900	(435)	900	835
Professional Services		125	1,531	1,500	(31)	1,500	1,200
Insurance		130	1,437	1,555	118	1,555	1,400
Setup Fees			875		(875)		
<b>TOTAL Administrative Expenses</b>	<b>835</b>	<b>1,080</b>	<b>14,437</b>	<b>12,955</b>	<b>(1,482)</b>	<b>12,955</b>	<b>13,615</b>
<b>Operating Expenses</b>							
Common Area Maintenance		100	1,489	1,200	(289)	1,200	3,600
Landscape Maintenance	1,383	792	9,628	9,500	(128)	9,500	6,400
Landscape Extras		192		2,300	2,300	2,300	2,300
Irrigation Repairs	95	100	2,696	1,200	(1,496)	1,200	1,200

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	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Snow Removal		67	240	800	560	800	
<b>TOTAL Operating Expenses</b>	1,478	1,251	14,053	15,000	947	15,000	13,500
<b>Pool Expenses</b>							
Pool Maintenance		883	6,074	10,600	4,526	10,600	10,600
<b>TOTAL Pool Expenses</b>	0	883	6,074	10,600	4,526	10,600	10,600
<b>Utilities</b>							
Electricity	182	167	1,372	2,000	628	2,000	2,400
Gas		150	2,181	1,800	(381)	1,800	1,585
Cable/Internet/Telephone							800
Water/Sewer	170	383	3,999	4,600	601	4,600	5,000
<b>TOTAL Utilities</b>	352	700	7,552	8,400	848	8,400	9,785
<b>Total Expenses</b>	2,665	4,334	42,116	52,000	9,884	52,000	52,600
<b>Net Income</b>	(2,664)	(1)	13,176	0	13,176	0	0