

Pinebrook Homeowners Association
Operating & Capital Expenditure Budget
January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
4000 · PBHOA Dues	
4002 · Operating Assessments	214,200.00
Total 4000 · PBHOA Dues	214,200.00
4004 · ACC Review Revenue	9,000.00
4010 · Late Fees/Finance Charges	2,160.00
4018 · Tennis Court Key Fees	500.00
4020 · Certification Fees	6,000.00
4050 · Interest Income	60.00
Total Income	231,920.00
Gross Profit	231,920.00
Expense	
6004 · Bad Debt Expense	120.00
6006 · ACC Enforcement & Review	14,400.00
6030 · Bank Service Charges	0.00
6100 · Common Area Expense	
6108 · Lighting Electricity Exp.	600.00
6110 · Repairs & Maintenance	7,200.00
6112 · Security Patrol	3,300.00
6114 · Snow Removal	2,900.00
6120 · Community Clean-up	10,000.00
6124 · Tree Removal	0.00
Total 6100 · Common Area Expense	24,000.00
6150 · Pickleball/BB Court Expense	
6154 · Landscape Maintenance	3,500.00
6158 · Facility Maintenance	0.00
Total 6150 · Pickleball/BB Court Expense	3,500.00
6200 · Ecker Hill Park Expense	
6204 · Electricity Expense	120.00
6210 · Repairs & Landscape Maintenance	8,000.00
6216 · Restroom Rental	2,400.00
6218 · Snow Removal	1,100.00
6220 · Water Expense	4,900.00
6222 · Tennis Court Expense	580.00
Total 6200 · Ecker Hill Park Expense	17,100.00
6226 · Equipment Repairs & Maintenance	700.00
6230 · General & Admin Expense	
6231 · Collection Fees	0.00
6232 · Supplies & Materials	0.00
6234 · Postage & Delivery	1,200.00
6236 · Printing & Reproduction	1,200.00
6238 · Dues & Subscriptions	0.00
Total 6230 · General & Admin Expense	2,400.00
6240 · Insurance Expense	4,200.00
6300 · Mail Box Facilities Expense	
6306 · Improvements & Landscaping	0.00
6310 · Repairs & Maintenance	5,400.00
6314 · Snow Removal	3,250.00
Total 6300 · Mail Box Facilities Expense	8,650.00
6400 · Newsletter Expense	
6404 · Postage & Delivery	0.00
6406 · Printing & Reproduction	0.00
6408 · Production	500.00
	500.00

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Total 6400 · Newsletter Expense	500.00
6600 · PMA Membership Dues	102,204.00
6700 · Professional Fees	
6704 · Accounting	9,600.00
6706 · Legal Fees	18,000.00
6708 · Association Management	20,400.00
Total 6700 · Professional Fees	48,000.00
6720 · Property Taxes	900.00
6900 · Web Site Expense	
6904 · Enhancements & Maintenance	3,000.00
Total 6900 · Web Site Expense	3,000.00
Total Expense	229,674.00
Net Ordinary Income	2,246.00
Other Income/Expense	
Other Income	
7100 · Capital Reserve Assessments	30,600.00
Total Other Income	30,600.00
Other Expense	
8009 · Capital Reserve Disbursements	
8060 · Disbursements-Fire Mitigation	12,000.00
8100 · Disbursements-Pickleball Court	10,000.00
Total 8009 · Capital Reserve Disbursements	22,000.00
Total Other Expense	22,000.00
Net Other Income	8,600.00
Net Income	<u><u>10,846.00</u></u>