

Pineridge Townhomes Owners Association, Inc.

Profit & Loss Budget vs. Actual

January through December 2022

01/13/23

Accrual Basis

	Jan - Dec 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Member Dues	144,085.40	145,160.52	-1,075.12
Uncategorized Income	120.00		
Total Income	144,205.40	145,160.52	-955.12
Gross Profit	144,205.40	145,160.52	-955.12
Expense			
Administrative			
Accounting- tax prep & CPA	300.00	1,000.00	-700.00
Bank Charges or Merchant fees	65.40	216.00	-150.60
Office Supplies	0.00	168.00	-168.00
Postage and Delivery	297.80	59.00	238.80
Professional fees	2,395.00		
Property Management Fees	14,821.64	10,800.00	4,021.64
Water Right	126.50		
Total Administrative	18,006.34	12,243.00	5,763.34
Common Area			
Alarm monitoring	2,414.00	2,520.00	-106.00
Cleaning and upkeep	368.00	600.00	-232.00
Contingency	949.66	1,200.00	-250.34
Fire Sprinkler repairs & maint	2,396.00	3,400.00	-1,004.00
Maintenance Supplies	459.44	250.00	209.44
Repairs and maintenance			
Contingency Repair	6,584.17	1,000.00	5,584.17
Repairs and maintenance - Other	1,015.93	8,000.00	-6,984.07
Total Repairs and maintenance	7,600.10	9,000.00	-1,399.90
Signs & parking	0.00	180.00	-180.00
Total Common Area	14,187.20	17,150.00	-2,962.80
Insurance Expense	9,370.03	13,133.00	-3,762.97
Landscaping and Groundskeeping			
Bed Maintenance	195.00	4,500.00	-4,305.00
Fertilization & pesticide work	0.00	1,100.00	-1,100.00
Irrigation	1,104.24	1,050.00	54.24
Spring and fall clean-up	4,793.61	4,800.00	-6.39
Tree and shrub maintenance	600.00	1,500.00	-900.00
Landscaping and Groundskeeping - Other	8,965.81		
Total Landscaping and Groundskeeping	15,658.66	12,950.00	2,708.66
Merchant deposit fees	576.00		
Snow Removal			
Contractual work	11,983.50	8,500.00	3,483.50
Hauling off property	0.00	5,000.00	-5,000.00
Ice mitigation	2,052.77	2,100.00	-47.23
Roof shovelling	2,033.75	5,000.00	-2,966.25
Total Snow Removal	16,070.02	20,600.00	-4,529.98
Taxes	10.00	10.00	0.00
Utilities			
Electricity	12,629.54	10,500.00	2,129.54
Garbage	11,180.47	9,000.00	2,180.47
Water & Sewer	23,325.86	24,000.00	-674.14
Total Utilities	47,135.87	43,500.00	3,635.87
Total Expense	121,014.12	119,586.00	1,428.12
Net Ordinary Income	23,191.28	25,574.52	-2,383.24
Other Income/Expense			
Other Income			
Finance charge	31.93		
Interest	55.22		
Total Other Income	87.15		
Other Expense			
Capital Improvement			
Heat tape	55,769.92		
Landscape improvements	1,231.00		

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Professional fee work	<u>2,665.00</u>		
Total Capital Improvement	<u>59,665.92</u>		
Total Other Expense	<u>59,665.92</u>		
Net Other Income	<u>-59,578.77</u>		
Net Income	<u>-36,387.49</u>	<u>25,574.52</u>	<u>-61,962.01</u>