

## Pinon Ranch HOA - 2024 Budget vs Actual

|                               | 2024<br>Budget | Actual 1/1 to<br>12/31 |  |
|-------------------------------|----------------|------------------------|--|
| REVENUE                       |                |                        | 2024 revenue and expense notes:                        |
| HOA Assessments               | \$20,845       | \$20,457               | one member has not paid                                |
| Trash & Recycling Assessment  | \$10,890       | \$10,690               | one member has not paid                                |
| Credit card/ conv. fees       | \$75           | \$22                   | fewer folks went for the two payment option, than est. |
| Interest                      | \$12           | \$258                  | we have 2 CD now                                       |
| Late fees / NSF fees          | \$0            | \$135                  | collected (one member has not paid anything)           |
| Title Co & Admin Fees         | \$150          | \$0                    | now paid directly to HOA mgr.                          |
| Working Capital contributions | \$148          | \$433                  | 3 home sales   |
| Less: Replacement Reserves    | -\$2,200       | -\$2,200               | Transfer to Replacement Reserves account               |
| Total Revenue                 | \$29,920       | \$29,794               |  |

### EXPENSES

|                                 |          |          |   |
|---------------------------------|----------|----------|---|
| Administrative Services         | \$3,100  | \$3,106  |   |
| Bank service charges            | \$135    | \$112    |   |
| Business Permits & education    | \$200    | \$68     | Required State & Federal reg. fees          |
| Computer & Internet Expenses    | \$252    | \$120    |   |
| Insurance Expense               | \$2,750  | \$3,006  | major increase over last year.              |
| Irrigation equipment repairs    | \$700    | \$993    |   |
| Lawn & Tree Maintenance         | \$4,700  | \$4,190  |   |
| Office Supplies                 | \$30     | \$30     |   |
| Postage and PO Box              | \$200    | \$204    | Post office box, postage & keys.            |
| Printing and Reproduction       | \$30     | \$73     | copies for meetings                         |
| Professional Fees               | \$1,258  | \$1,582  | CPA tax returns, IRS forms, legal fees      |
| Snow removal                    | \$1,575  | \$1,297  |   |
| Social Functions                | \$0      | \$0      | Voted to make this an optional contribution |
| Trash & Recycling expenses      | \$10,890 | \$10,198 |   |
| Utilities                       | \$4,100  | \$3,147  |   |
| Total Expenses                  | \$29,920 | \$28,126 |   |
| EXCESS OF REVENUE OVER EXPENSES | \$0      | \$1,668  | Finished year with modest surplus           |

## Approved 2025 Budget

|                               | 2025<br>Budget |   |
|-------------------------------|----------------|---|
| REVENUE                       |                | 2025 Budget notes:                              |
| HOA Assessments               | \$22,110       | (\$402 per home, 6% or \$23 increase from 2024) |
| Trash & Recycling Assessment  | \$11,220       | 3% increase details below in HOA Trash Service  |
| Credit card/ conv. fees       | \$75           | same as last year                               |
| Interest                      | \$214          |   |
| Late fees / NSF fees          | \$0            |   |
| Title Co & Admin Fees         | \$0            |   |
| Working Capital contributions | \$154          | 1 home sale                                     |
| Less: Replacement Reserves    | -\$2,200       | Transfer to Replacement Reserves account        |
| Total Revenue                 | \$31,573       |   |

### EXPENSES

|                                 |          |   |
|---------------------------------|----------|---|
| Administrative Services         | \$3,200  | 3% increase                                   |
| Bank service charges            | \$135    | same as last year.                            |
| Business Permits & education    | \$200    | Required State reg. fees+optional education   |
| Computer & Internet Expenses    | \$252    | same as last year.                            |
| Insurance Expense               | \$3,245  | ~5 % increase over 2024 actual; \$59 per home |
| Irrigation equipment repairs    | \$900    | aging system, cost increases                  |
| Lawn & Tree Maintenance         | \$4,700  | same as last year.                            |
| Office Supplies                 | \$30     | same as last year.                            |
| Postage and PO Box              | \$210    | slight increase                               |
| Printing and Reproduction       | \$50     | slight increase                               |
| Professional Fees               | \$1,500  | slight increase                               |
| Snow removal                    | \$1,625  | 3% increase                                   |
| Social Functions                | \$0      | Voted to make this an optional contribution   |
| Trash & Recycling expenses      | \$11,220 | 3% increase                                   |
| Utilities                       | \$4,306  | 5% increase                                   |
| Total Expenses                  | \$31,573 |   |
| EXCESS OF REVENUE OVER EXPENSES | \$0      |   |

### HOA Trash service details

|                                 | 2025<br>Budget |   |
|---------------------------------|----------------|---|
| REVENUE                         |                |   |
| HOA Trash service assessments   | \$11,220       | \$204 per home (3% increase or \$6 from 2024) |
| Optional Recycling              | \$0            | not part of budget                            |
| Total Trash & Recycling Revenue | \$11,220       |   |

### EXPENSES

|                                  |          |                    |
|----------------------------------|----------|--------------------|
| Administrative Services          | \$510    | (5% admin)         |
| Trash vendor                     | \$10,200 | (\$185 x 55 homes) |
| Collection losses & dumpster     | \$510    |                    |
| Total Trash & Recycling Expenses | \$11,220 |                    |
| EXCESS OF REVENUE OVER EXPENSES  | \$0      |                    |