Pinebrook Homeowners' Association
Actual to Budget
September 1, 2025 through Aug 18, 2026

	Sep 1, '25 -...	Budget	$ Over Bu...	% of Budget
Ordinary Income/Expense				
Income				
200-INCOME				
Donations/Apparel	1,544.05	500.00	1,044.05	308.8%
Dues Penalties	1,351.45	600.00	751.45	225.2%
Facilities Use Rental	3,840.00	1,600.00	2,240.00	240.0%
HOA Member Dues	154,936.68	107,625.00	47,311.68	144.0%
Interest on Capital	11.68	10.00	1.68	116.8%
Interest on Checking	13.09	12.00	1.09	109.1%
Interest on Money Market	925.43	1,000.00	-74.57	92.5%
Property Transfer Fees	1,800.00	1,200.00	600.00	150.0%
Uncategorized Income	-155.00		-155.00	100.0%
Use Fee Member Dues	10,790.00	10,790.00		100.0%
Total 200-INCOME	175,057.38	123,337.00	51,720.38	141.9%
Total Income	175,057.38	123,337.00	51,720.38	141.9%
Gross Profit	175,057.38	123,337.00	51,720.38	141.9%
Expense				
500 MAINTENANCE				
Amphitheater				
Equipment & Supplies		100.00	-100.00	
Landscaping		100.00	-100.00	
Paint & Repairs		250.00	-250.00	
Total Amphitheater		450.00	-450.00	
Ballfield				
Equipment & Supplies		100.00	-100.00	
Landscaping	799.02	100.00	699.02	799.0%
Total Ballfield	799.02	200.00	599.02	399.5%
Beach				
Equipment & Supplies	69.20	200.00	-130.80	34.6%
Livery & Bath Structure	151.04	100.00	51.04	151.0%
Play, Shade, Picnic Structures	333.23	300.00	33.23	111.1%
Sand & Spreading	3,833.60	2,700.00	1,133.60	142.0%
Total Beach	4,387.07	3,300.00	1,087.07	132.9%
Lake				
Lake Docks, Weir, Drain	59.97	500.00	-440.03	12.0%
Lake Testing	428.00	1,500.00	-1,072.00	28.5%
Lake Weed Control	622.00	350.00	272.00	177.7%
Total Lake	1,109.97	2,350.00	-1,240.03	47.2%
Main Picnic Area				
Equipment & Supplies	300.00	1,057.00	-757.00	28.4%
Landscaping	333.83	1,075.00	-741.17	31.1%
Plumbing, Lighting & Repairs	16.23	4,211.00	-4,194.77	0.4%
Total Main Picnic Area	650.06	6,343.00	-5,692.94	10.2%
Pickleball				
Equipment & Supplies		58.00	-58.00	
Paint & Repairs		500.00	-500.00	
Pickleball - Other	429.70		429.70	100.0%
Total Pickleball	429.70	558.00	-128.30	77.0%
Pinebrook General				
ATV, Tools, Gas, Mileage	2,152.22	500.00	1,652.22	430.4%
Storage & Equipment	68.88	57.00	11.88	120.8%
Total Pinebrook General	2,221.10	557.00	1,664.10	398.8%

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RV Area				
Bocce, Horseshoes		50.00	-50.00	
Equipment & Supplies		60.00	-60.00	
Plumbing, Lighting & Repairs	1,637.75	1,000.00	637.75	163.8%
Total RV Area	1,637.75	1,110.00	527.75	147.5%
Service Contracts				
Contractor Common Area	500.00	3,000.00	-2,500.00	16.7%
Debris Clean Up and Removal	19,031.20	3,000.00	16,031.20	634.4%
Pest Control		1,000.00	-1,000.00	
Septic Services		1,000.00	-1,000.00	
Sprinkler Service		500.00	-500.00	
Total Service Contracts	19,531.20	8,500.00	11,031.20	229.8%
Town Hall				
General Maintenance	770.11	500.00	270.11	154.0%
Landscaping	526.00	100.00	426.00	526.0%
Paint & Stain	4,000.00	500.00	3,500.00	800.0%
Plumbing & Lighting	295.00	100.00	195.00	295.0%
Town Hall Cleaning	351.19	500.00	-148.81	70.2%
Total Town Hall	5,942.30	1,700.00	4,242.30	349.5%
Total 500 MAINTENANCE	36,708.17	25,068.00	11,640.17	146.4%
600-RECREATION				
Christmas		200.00	-200.00	
General Events		150.00	-150.00	
Independence Day	4,908.23	3,000.00	1,908.23	163.6%
Labor Day	4,684.48	3,000.00	1,684.48	156.1%
Social Events		500.00	-500.00	
Summer Supplies		200.00	-200.00	
Total 600-RECREATION	9,592.71	7,050.00	2,542.71	136.1%
650-OFFICE & TOWN HALL				
Contractor PR/Bookkeeping	9,303.60	3,500.00	5,803.60	265.8%
Equipment/Supplies/Postage	1,842.51	6,175.00	-4,332.49	29.8%
IT	95.99	1,500.00	-1,404.01	6.4%
Memberships and Subscriptions	2,200.81	200.00	2,000.81	1,100.4%
Total 650-OFFICE & TOWN HALL	13,442.91	11,375.00	2,067.91	118.2%
700-GENERAL				
Bank Service Charges	43.90		43.90	100.0%
Capital Account Funding Expense		10,000.00	-10,000.00	
Insurance				
D&O & HOA Liability Insura	9,756.94	9,000.00	756.94	108.4%
Total Insurance	9,756.94	9,000.00	756.94	108.4%
Miscellaneous/Contingency	44.99	500.00	-455.01	9.0%
Payroll				
Payroll Taxes	3,201.18	1,000.00	2,201.18	320.1%
Wages	27,570.00	25,000.00	2,570.00	110.3%
Workers Comp Ins.	1,597.00	1,600.00	-3.00	99.8%
Total Payroll	32,368.18	27,600.00	4,768.18	117.3%
Professional Services				
Accounting Tax Prep	1,275.00	1,200.00	75.00	106.3%
Total Professional Services	1,275.00	1,200.00	75.00	106.3%
R3 Account Funding Expense		17,544.00	-17,544.00	

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Taxes				
California State Tax	771.60	500.00	271.60	154.3%
Federal Tax	964.32	500.00	464.32	192.9%
Property Tax		500.00	-500.00	
Total Taxes	1,735.92	1,500.00	235.92	115.7%
Utilities				
Electricity	2,640.36	3,500.00	-859.64	75.4%
Internet, Phone, TV	4,172.24	3,000.00	1,172.24	139.1%
Propane	1,055.33	2,000.00	-944.67	52.8%
Water	3,308.89	4,000.00	-691.11	82.7%
Total Utilities	11,176.82	12,500.00	-1,323.18	89.4%
Total 700-GENERAL	56,401.75	79,844.00	-23,442.25	70.6%
Total Expense	116,145.54	123,337.00	-7,191.46	94.2%
Net Ordinary Income	58,911.84		58,911.84	100.0%
Net Income	**58,911.84**		**58,911.84**	**100.0%**