



Pine Brook Hills HOA

Budget vs. Actuals (2022 - 2025 YTD)

	2022		2023		2024		2025	
	Actual	2022 Budget	Actual	2023 Budget	Actual	2024 Budget	Actual (YTD 6/30/25)	2025 Budget
Revenue								
40000 Revenue								
40100 HOA Dues	\$ 37,915	\$ 33,000	\$ 34,392	\$ 33,000	\$ 37,915	\$ 33,000	\$ 41,209	\$ 46,500
40200 Ad Revenue	\$ 1,830	\$ 2,000	\$ 552	\$ 2,000	\$ 1,830	\$ 2,000	\$ 2,082	\$ 2,000
45000 Investment income (HOA)	\$ 1,017	\$ 10	\$ 855	\$ 200	\$ 1,017	\$ 700	\$ 467	\$ 1,000
Total Revenue	\$ 40,762	\$ 35,010	\$ 35,799	\$ 35,200	\$ 40,762	\$ 35,700	\$ 43,758	\$ 49,500
Expenditures								
61000 Business Expenses								
61010 Government Fees	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ 25	\$ 25
61020 Insurance	\$ 1,597	\$ 1,500	\$ 1,733	\$ 1,600	\$ 1,870	\$ 1,800	\$ -	\$ 2,000
61030 Administrative Mailing	\$ 792	\$ 600	\$ 168	\$ 600	\$ 920	\$ 400	\$ 507	\$ 600
61040 Bank fees & service charges	\$ -	\$ -	\$ -	\$ -	\$ 654	\$ -	\$ 644	\$ 750
61050 Supplies & Postage	\$ -	\$ 100	\$ -	\$ 100	\$ -	\$ 100	\$ -	\$ 100
Total 61000 Business Expenses	\$ 2,389	\$ 2,200	\$ 1,901	\$ 2,300	\$ 3,479	\$ 2,300	\$ 1,176	\$ 3,475
62000 Contract & professional fees								
62010 Legal & Professional Fees	\$ -	\$ 250	\$ -	\$ 250	\$ -	\$ 250	\$ -	\$ 250
62020 Miscellaneous including website	\$ 888	\$ 600	\$ 6,010	\$ 6,000	\$ 5,499	\$ 6,000	\$ 1,388	\$ 6,000
Total 62000 Contract & professional fees	\$ 888	\$ 850	\$ 6,010	\$ 6,250	\$ 5,499	\$ 6,250	\$ 1,388	\$ 6,250
63000 Environmental Enhancements								
63010 Firewise & Mitigation	\$ 5,028	\$ 15,000	\$ 30,898	\$ 24,000	\$ 19,741	\$ 24,000	\$ -	\$ 14,425
63015 Firewise Block Parties	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
63020 Weed Whacking	\$ 1,755	\$ 3,700	\$ 1,380	\$ 4,000	\$ 3,730	\$ 4,000	\$ -	\$ 4,000
63030 Forest Health - BeetleBusters*	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200
Total 63000 Environmental Enhancements	\$ 6,783	\$ 18,900	\$ 32,278	\$ 28,200	\$ 23,471	\$ 28,200	\$ -	\$ 19,825
64000 Facilities Enhancements								
64020 Architectural Review Committee	\$ -	\$ 300	\$ -	\$ 300	\$ -	\$ 300	\$ -	\$ 300
Total 64000 Facilities Enhancements	\$ -	\$ 300	\$ -	\$ 300	\$ -	\$ 300	\$ -	\$ 300
65000 Community Enhancements								
65020 PB Press	\$ 7,653	\$ 7,500	\$ 9,241	\$ 8,000	\$ 12,527	\$ 9,500	\$ 3,153	\$ 12,500
65030 HOA Meetings / Socials	\$ 2,526	\$ 3,000	\$ 3,568	\$ 3,000	\$ 1,052	\$ 3,000	\$ 1,373	\$ 4,000
65040 PBH Directory	\$ 2,955	\$ 3,000	\$ -	\$ -	\$ 2,516	\$ 3,000	\$ -	\$ -
65050 Welcome Committee Supplies	\$ -	\$ 150	\$ -	\$ 150	\$ -	\$ 150	\$ -	\$ 150
65060 Enhancements	\$ 522	\$ 5,000	\$ 637	\$ 5,000	\$ 1,326	\$ 2,000	\$ 426	\$ 3,000
Total 65000 Community Enhancements	\$ 13,655	\$ 18,650	\$ 13,446	\$ 16,150	\$ 17,421	\$ 17,650	\$ 4,953	\$ 19,650
Total Expenditures	\$ 23,715	\$ 40,900	\$ 53,635	\$ 53,200	\$ 49,870	\$ 54,700	\$ 7,516	\$ 49,500
Net Revenue / (Use of Prior Year Reserves)	\$ 17,047	\$ (5,890)	\$ (17,836)	\$ (18,000)	\$ (9,108)	\$ (19,000)	\$ 36,242	\$ -