

Pine Orchard Association Budgets - FY22/23 and FY 23/24

as of 6/26/2023

	FY 22/23 Budget 4/10/2023	FY 23/24 Budget 6/26/2023	
RECEIPTS			
Tax Collections	\$ 77,348	\$ 97,509	<<< Reflects Mil rate 5
Rent	\$ 5,200	\$ 5,200	
Building & Permit Fees	\$ 8,800	\$ 8,800	
Other (Interest, Moorings)	\$ 55	\$ 55	
Use of Capital Savings	\$ 60,500	\$ 16,486	<<< Transfer not yet made
Total	\$ 151,903	\$ 128,050	
DISBURSEMENTS			
Security	\$ -	\$ -	
Shorefront Maintenance	\$ 60,000	\$ 51,750	<<< June estimates.
Building Maint/Utilities	\$ 9,000	\$ 9,000	
Property Improvements	\$ -	\$ -	
Office/General	\$ 18,000	\$ 18,000	
Insurance	\$ 7,800	\$ 7,800	
Legal**	\$ 50,500	\$ 28,900	<<< Attorney estimate.
Zoning	\$ 6,000	\$ 6,000	(\$6,549.75 - 11/3/23 Inv.)
PO Web	\$ -	\$ -	
Acctg Annual Review	\$ 5,600	\$ 5,600	
Beautification Comm.	\$ 1,000	\$ 1,000	<<< Lawn mowing, etc.
Sidewalks	\$ -	\$ -	Cresct. Bluff
Total	\$ 157,900	\$ 128,050	
NET INCOME (LOSS)	\$ (5,997)	\$ -	

Account Balance as of 10/31/2023*	
BOA checking	\$108,717.89
BOA Savings	\$67,834.33
BOA total balance	\$176,552.22

* Transfer of \$16,486 from BOA saving, to BOA checking, remains to be made.
The transfer, once made, will reduce BOA savings to \$51,348.33

Pine Orchard Association Treasurer's Budget Report FY22-FY23

Current Approved Budget vs. Expenditure Activity YTD

as of 10/31/2023

	Approved Budget 26-Jun-23	Budget Activity YTD	\$ Remaining YTD	% Remaining YTD	
RECEIPTS					
Tax Collections	\$ 97,509	\$ 95,900	\$ 1,609	2%	
Rent	\$ 5,200	\$ 2,800	\$ 2,400	46%	
Building & Permit Fees	\$ 8,800	\$ 2,538	\$ 6,262	71%	
Other (Int., Moorings)	\$ 55	\$ -	\$ 55	100%	
Use of Capital Savings	\$ 16,486	\$ -	\$ 16,486	100%	
Total	\$ 128,050	\$ 101,238	\$ 26,812	21%	
DISBURSEMENTS					
Security	\$ -	\$ -	\$ -	-	
Shorefront Maintenance	\$ 51,750	\$ 18,590	\$ 33,160	64%	Incudes YTD net raccoon
Building Maint/Utilities	\$ 9,000	\$ 9,150	\$ (150)	-2%	<<< YTD net repair costs of \$5,7
Property Improvements	\$ -	\$ -	\$ -	-	Tot. net costs to be \$6,239
Office/General	\$ 18,000	\$ 8,616	\$ 9,384	52%	
Insurance	\$ 7,800	\$ -	\$ 7,800	100%	
Legal**	\$ 28,900	\$ -	\$ 28,900	100%	<< Attorney annual estimate.
Zoning	\$ 6,000	\$ 1,500	\$ 4,500	75%	(\$6,549.75 - 11/3/23 Inv.)
PO Web	\$ -	\$ -	\$ -	0%	
Acctg Annual Review	\$ 5,600	\$ -	\$ 5,600	100%	
Beautification Com.	\$ 1,000	\$ 327	\$ 673	67%	
Sidewalks	\$ -	\$ -	\$ -	-	
Total	\$ 128,050	\$ 38,182	\$ 89,868	70%	
NET INCOME (LOSS)	\$ -	\$ 63,056			

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BOA checking	\$108,717.89
BOA Savings	\$67,834.33
BOA total balance	\$176,552.22

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Raccoon Building Damage Costs

Description	Date Paid	Amount
Rings End Lumber (door stop)	7/21/2023	-
Door Plate	7/28/2023	-
Bontatibus Floors	8/4/2023	\$10,000.00
Lyon Construction	8/4/2023	\$0.00
Jani-King	8/4/2023	\$2,000.00
Professional Extermination Inc.	8/14/2023	\$160.00
Giordano Constructin	8/25/2023	\$1,520.94
Branford Building Supplies	9/7/2023	-
Integrity Plumbing	9/12/2023	-
Richlin	9/15/2023	-
Lopez and Daughter Painting - 1st	10/12/2023	\$465.00
Lopez and Daughter Painting - 2nc	11/2/2023	\$465.00
TOTAL		\$14,610.94
Insurance payout		-\$8,372.05
Out of pocket cost to POA		\$6,238.89

<<<< The \$2,400 is in Shoreline Maintenance - Crescnt.

<<<< 2nd \$465 not hit bank yet

Expense - YTD
\$5,773.89

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