

**Ranch Place HOA  
Budget 2016/2017  
2015 History**

	Actual	Updated	Updated	Budget
	Jan-Dec 15	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17
<b>ORDINARY INCOME</b>				
Annual HOA Dues	57,000	57,000	57,000	57,000
Architectural Plan Review	675	500	500	0
Bank Interest Income	801	550	550	550
Late Fees Income	500	300	300	300
	<b>58,976</b>	<b>58,350</b>	<b>58,350</b>	<b>57,850</b>
<b>ORDINARY EXPENSES</b>				
Manager Expense	10,800	10,800	11,500	12,000
Operating Expenses				
Accounting	350	300	300	350
Architectural Committee Expenses	0	0	800	0
Copies	295	400	400	300
Insurance Liability/D&O	1,062	1,062	1,248	1,250
Legal				
Attorneys Fees	2,307	400	2,500	1,000
Lien & Collection Fees	20	20	20	20
Total Legal	<b>2,327</b>	<b>420</b>	<b>2,520</b>	<b>1,020</b>
Licenses & Permits	10	50	50	50
Maintenance/Repairs/CleanUp				
Christmas Lights	6,491	5,000	5,000	5,000
Clean-up Expenses	0	500	500	500
Entry/Berm/Parks	2,335	1,500	3,000	1,000
Lawn and Sprinkler Care	3,730	6,000	5,000	5,000
Mailbox Shelters	9	200	200	200
Open Space	977	1,000	500	500
Snow Removal	1,625	2,000	1,800	1,800
Trail Maintenance	6,486	6,500	2,000	2,000
Street Lights	1,141	1,500	1,200	1,200
Trails (weed control, etc.)	2,212	2,600	3,500	3,500
Tree Maintenance	738	1,300	1,300	1,300
Total Maintenance/Repairs/CleanUp	<b>25,744</b>	<b>28,100</b>	<b>24,000</b>	<b>22,000</b>
Office Supplies	265	100	100	100
Postage	1,192	450	450	450
Social				
Social Committee Events	4,240	6,370	8,075	8,075
Meetings	0	275	300	300
Total Social	<b>4,240</b>	<b>6,645</b>	<b>8,375</b>	<b>8,375</b>
Taxes Property (common areas)	546	600	600	600
Taxes - State	0	0	0	0
Taxes Federal	0	0	0	0

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Utilities Electric	1,869	2,500	2,000	2,000
Utilities Water	7,629	7,000	7,700	7,700
Website	300	200	250	250
<b>Total Operating Expenses</b>	56,629	58,627	60,293	56,445
<b>Reserve Fund Contribution</b>	10,000	10,000	0	0
<b>TOTAL NET OPERATING INCOME</b>	-7,653	-10,277	-1,943	1,405
<b>OTHER INCOME - Imprelis Settlement</b>	28,285.00	28,285.00	0	0
<b>OTHER EXPENSES - IMPROVEMENTS</b>				
Entry/Front Berm	56,178	60,000	6,367	0
Open Space	724	1,450	0	0
Playground Parks	7775	5,000	0	0
Mailboxes	0	0	20,000	0
Trails Maintenance	0	0	8,000	8,000
<b>Total Improvements</b>	64,677	66,450	34,367	8,000
<b>NET INCOME</b>	<b>-44,045</b>	<b>-48,442</b>	<b>-36,310</b>	<b>-6,595</b>