

**Ranch Place HOA
Budget 2017/2018
2016 History**

		Actual	Budget	Budget	Anticipated	Budget	
		2016	2016	2017	2017	2018	Comments
ORDINARY INCOME							
Annual HOA Dues (2018 - \$350 x 228)		57,000	57,000	57,000	57,000	79,800	2018 - Increase from \$250 to \$350 per year
Architectural Plan Review		100	500	0	200	500	
Bank Interest Income		1,959	550	550	2,000	1,500	
Late Fees Income		900	300	300	650	200	
Other Income (Fines)		20	0	0	50	0	
		59,979	58,350	57,850	59,900	82,000	
ORDINARY EXPENSES							
Manager Expense		11,600	11,500	12,000	12,000	12,000	
Operating Expenses							
Accounting		300	300	350	350	350	
Architectural Committee Expenses		569	800	0	227	500	
Copies		236	400	300	200	200	
Insurance Liability/D&O		1,248	1,248	1,250	1,254	1,350	
Legal							
Attorneys Fees		2,899	2,500	1,000	1,800	2,000	
Lien & Collection Fees		10	20	20	0	20	
Total Legal		2,909	2,520	1,020	1,800	2,020	
Licenses & Permits		10	50	50	10	10	
Maintenance/Repairs/CleanUp							
Christmas Lights		4,973	5,000	5,000	5,000	3,500	
Clean-up Expenses		0	500	500	0	500	
Entry/Front Berm		4,012	3,000	1,000	60	1,000	
Park Lawn Care & Weed Control on Trails		5,180	5,000	5,000	8,545	10,000	includes small sprinklers repairs
Mailbox Shelters		0	200	200	0	200	
Open Space		0	500	500	0	0	
Parks		1,188	0	0	0	0	
Snow Removal		975	1,800	1,800	1,800	1,525	
Spring Cleanup		0	0	2,875	2,573	3,500	
Sprinkler Improvement/Repair		0	0	0	0	1,000	
Street Lights		402	1,200	1,200	400	800	
Trail Maintenance		0	2,000	2,000	0	2,000	
Tree Maintenance		431	1,300	1,300	420	500	

**Ranch Place HOA
Budget 2017/2018
2016 History**

		Actual	Budget	Budget	Anticipated	Budget	
		2016	2016	2017	2017	2018	Comments
	Weed Control Trails	2,657	3,500	3,500	0	0	now included in Lawn Care
	Total Maintenance/Repairs/CleanUp	19,818	24,000	24,875	18,798	24,525	
	Office Supplies	19	100	100	30	50	
	Postage	372	450	450	400	450	
	Reserve Study	0	0	0	1,100	0	
	Social						
	Social Committee Events	7,247	8,075	4,200	5,639	6,500	
	Directory	0	0	1,000	0	1,000	
	Meetings	240	300	300	300	300	
	Total Social	7,487	8,375	5,500	5,939	7,800	
	Spring Clean Up			2,575	2,573	3,500	
	Taxes Property (common areas)	516	600	600	480	530	
	Taxes - State	0	0	0	51	52	
	Taxes Federal	0	0	0	309	315	
	Utilities Electric	1,532	2,000	2,000	1,635	1,700	
	Utilities Water	8,292	7,700	7,700	8,300	8,300	
	Website	180	250	250	378	250	2017 - renew domain for 4 years
	Total Operating Expenses	55,088	60,293	59,020	55,834	63,902	
	Reserve Fund Contribution	0	0	0	0	12,000	Reserve Study Recommended Amount
	TOTAL NET OPERATING INCOME	4,891	-1,943	-1,170	4,066	6,098	
	OTHER EXPENSES - IMPROVEMENTS						
	Entry/Front Berm	8,071	6,367	0	0	0	2016 - Front Entrance Completion
	Mailboxes	0	20,000	0	70,000	0	2017 - 2 New Mail Kiosks
	Open Space	551	0	0	0	0	
	Playground Parks	0	0	0	0	1,500	2018 - Asphalt Sealing
	Trails Maintenance	19,495	8,000	8,000	0	0	
	Proposed Playground Entitlements	0	0	0	2,500	7,000	
	Road Safety	0	0	0	3,000	12,000	
	Total Improvements	28,117	34,367	8,000	75,500	20,500	
	NET INCOME	-23,226	-36,310	-9,170	-71,434	-14,402	