

**Ranch Place HOA
Budget 2018/2019
2017 History**

	Budget	Actual	Budget	Anticipated	Budget	
	2017	2017	2018	2018	2019	Comments
ORDINARY INCOME						
Annual HOA Dues (2018 - \$350 x 228)	57,000	57,000	79,800	79,800	79,800	2018 - Increase from \$250 to \$350 per year
Architectural Plan Review	0	200	500	0	500	
Bank Interest Income	550	1,979	1,500	2,000	2,000	
Late Fees Income	300	650	200	400	200	
Other Income (Fines, refund from Summit County)	0	0	0	5,500	0	
	57,850	59,829	82,000	87,700	82,500	
ORDINARY EXPENSES						
Manager Expense	12,000	12,000	12,000	12,000	12,000	
Operating Expenses						
Accounting	350	340	350	350	350	
Architectural Committee Expenses	0	227	500	0	500	
Copies	300	156	200	90	100	
Insurance Liability/D&O	1,250	1,254	1,350	1,520	2,200	
Legal						
Attorneys Fees	1,000	2,817	2,000	3,300	2,000	
Lien & Collection Fees	20	0	20	0	20	
Total Legal	1,020	2,817	2,020	3,300	2,020	
Licenses & Permits	50	10	10	10	10	
Maintenance/Repairs/CleanUp						
Christmas Lights	5,000	0	3,500	3,650	4,000	
Entry/Front Berm	1,000	470	1,000	850	1,000	
Park Lawn Care & Weed Control on Trails	5,000	9,443	10,000	10,000	10,000	includes small sprinklers repairs
Mailbox Shelters	200	0	200	0	200	
Open Space	500	0	0	500	0	
Parks	0	0	0	0	500	
Snow Removal	1,800	1,625	1,525	1,400	1,525	
Neighborhood Cleanup (Dumpsters)	2,875	2,763	3,500	3,452	3,500	
Sprinkler Improvement/Repair	0	87	1,000	500	1,000	
Street Lights	1,200	381	800	605	800	
Trail Maintenance	2,000	0	2,000	56	2,000	
Tree Maintenance	1,300	420	500	0	500	
Weed Control Trails	3,500	0	0	0	0	now included in Lawn Care unless you go to hand weeding

**Ranch Place HOA
Budget 2018/2019
2017 History**

	Budget	Actual	Budget	Anticipated	Budget	
	2017	2017	2018	2018	2019	Comments
Total Maintenance/Repairs/CleanUp	24,375	15,189	24,025	21,013	25,025	
Office Supplies	100	25	50	30	50	
Postage	450	408	300	300	450	
Social						
Social Committee Events	4,200	5,639	6,500	4,871	6,500	
Meetings	300	100	300	300	300	
Total Social	4,500	5,739	6,800	5,171	6,800	
Taxes Property (common areas)	600	479	530	516	530	
Taxes - State	0	97	52	46	52	
Taxes Federal	0	588	315	279	315	
Utilities Electric	2,000	1,633	1,700	1,700	1,700	
Utilities Water	7,700	8,292	8,300	8,300	8,300	
Website	250	378	250	200	250	2017 - renew domain for 4 years
Total Operating Expenses	54,945	49,632	58,752	54,825	60,652	
Reserve Fund Contribution	0	0	12,000	0	0	\$12K - Reserve Study Recommended Amount
TOTAL NET OPERATING INCOME	2,905	10,197	11,248	32,875	21,848	
OTHER EXPENSES - IMPROVEMENTS						
Browning Court Improvements					9,100	Trees, Asphalt Sealing, Gazebo Painting and Field Leveling
Mailboxes	0	44,913	0	44,641	0	Total cost -\$89,554
Cutter Lane Playground Parks	0	0	1,500	0	0	
Trails Maintenance	8,000	0	0	0	0	
Proposed Park at Cutter and Ranch Place Entitlements	0	2,500	7,000	7,000	3,000	
Reserve Study	0	1,100	0	0	0	
Road Safety	0	3,000	12,000	0	5,000	Crosswalk Painting
Total Improvements	8,000	51,513	20,500	51,641	17,100	
NET INCOME	-5,095	-41,316	-9,252	-18,766	4,748	
OTHER INCOME - UNCOLLECTED FINES		5,000		7,000		\$3,000 of these fines were collected in 2018