

**Ranch Place HOA
Budget 2019/2020
2018 History**

| | | Budget | Actual | Budget | Anticipated | Budget | |
|---|---|--------|--------|--------|-------------|--------|---|
| | | 2018 | 2018 | 2019 | 2019 | 2020 | Comments |
| ORDINARY INCOME | | | | | | | |
| Annual HOA Dues (2018 - \$350 x 228) | | 79,800 | 79,800 | 79,800 | 79,800 | 79,800 | 2018 - Increase from \$250 to \$350 per year |
| Architectural Plan Review | | 500 | 0 | 500 | 0 | 500 | |
| Bank Interest Income | | 1,500 | 1,981 | 2,000 | 1,990 | 2,000 | |
| Late Fees Income | | 200 | 400 | 200 | 650 | 200 | |
| Other Income (Fines, refund from Summit County) | | 0 | 5,550 | 0 | 200 | 0 | |
| | | 82,000 | 87,731 | 82,500 | 82,640 | 82,500 | |
| ORDINARY EXPENSES | | | | | | | |
| Manager Expense | | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | |
| Operating Expenses | | | | | | | |
| Accounting | | 350 | 350 | 350 | 350 | 350 | |
| Architectural Committee Expenses | | 500 | 0 | 500 | 0 | 500 | |
| Copies | | 200 | 113 | 100 | 30 | 100 | |
| Insurance Liability/D&O | | 1,350 | 1,520 | 2,200 | 1,530 | 1,800 | |
| Legal | | | | | | | |
| | Attorneys Fees | 2,000 | 2,889 | 2,000 | 300 | 2,000 | |
| | Lien & Collection Fees | 20 | 0 | 20 | 0 | 20 | |
| Total Legal | | 2,020 | 2,889 | 2,020 | 300 | 2,020 | |
| Licenses & Permits | | 10 | 10 | 10 | 20 | 10 | |
| Maintenance/Repairs/CleanUp | | | | | | | |
| | Christmas Lights | 3,500 | 6,808 | 4,000 | 5,000 | 5,000 | |
| | Entry/Front Berm | 1,000 | 818 | 1,000 | 2,757 | 1,000 | |
| | Park Lawn Care & Weed Control on Trails | 10,000 | 9,258 | 10,000 | 10,000 | 10,000 | includes small sprinklers repairs |
| | Mailbox Shelters | 200 | 0 | 200 | 4,800 | 200 | |
| | Open Space | 0 | 810 | 0 | 400 | 400 | |
| | Parks | 0 | 0 | 500 | 0 | 500 | |
| | Snow Removal | 1,525 | 1,024 | 1,525 | 1,700 | 1,700 | |
| | Neighborhood Cleanup (Dumpsters) | 3,500 | 3,452 | 3,500 | 3,452 | 3,500 | |
| | Sprinkler Improvement/Repair | 1,000 | 425 | 1,000 | 1,573 | 1,000 | |
| | Street Lights/Street Maintenance | 800 | 605 | 800 | 400 | 2,600 | |
| | Trail Maintenance | 2,000 | 0 | 2,000 | 2,205 | 2,000 | |
| | Tree Maintenance | 500 | 55 | 500 | 431 | 1,000 | |
| | Weed Control Trails | 0 | 0 | 0 | 0 | 0 | now included in Lawn Care unless you go to hand weeding |
| Total Maintenance/Repairs/CleanUp | | 24,025 | 23,255 | 25,025 | 32,718 | 28,900 | |
| Office Supplies | | 50 | 38 | 50 | 20 | 50 | |

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| | | Budget | Actual | Budget | Anticipated | Budget | |
|---|--|---------------|----------------|---------------|--------------------|---------------|--|
| | | 2018 | 2018 | 2019 | 2019 | 2020 | Comments |
| Postage | | 300 | 208 | 450 | 50 | 250 | |
| Social | | | | | | | |
| | Social Committee Events | 6,500 | 4,871 | 6,500 | 4,880 | 5,500 | |
| | Meetings | 300 | 0 | 300 | 200 | 200 | |
| Total Social | | 6,800 | 4,871 | 6,800 | 5,080 | 5,700 | |
| Taxes Property (common areas) | | 530 | 516 | 530 | 1,102 | 1,200 | |
| Taxes - State | | 52 | 46 | 52 | 23 | 52 | |
| Taxes Federal | | 315 | 279 | 315 | 140 | 300 | |
| Utilities Electric | | 1,700 | 1,621 | 1,700 | 1,700 | 1,700 | |
| Utilities Water | | 8,300 | 6,700 | 8,300 | 7,200 | 7,200 | |
| Website | | 250 | 198 | 250 | 198 | 250 | |
| Total Operating Expenses | | 58,752 | 54,614 | 60,652 | 62,461 | 62,382 | |
| TOTAL NET OPERATING INCOME | | 23,248 | 33,117 | 21,848 | 20,179 | 20,118 | |
| OTHER EXPENSES - IMPROVEMENTS | | | | | | | |
| | Browning Court Improvements | 0.00 | 0.00 | 9,100 | 10,520 | 0 | 2019 - New Trees |
| | Mailboxes | 0 | 49,401 | 0 | 0 | 0 | |
| | Cutter Lane Playground Parks | 1,500 | 0 | 0 | 0 | 0 | |
| | Trails Improvements/Maintenance | 0 | 0 | 0 | 0 | 10,000 | Trail Connector off Cutter Lane |
| | Proposed "Passive" Park at Cutter and Ranch Place Entitlements | 7,000 | 3,573 | 3,000 | 0 | 5,000 | Improvements |
| | Reserve Study | 0 | 0 | 0 | 0 | 0 | |
| | Road Safety | 12,000 | 0 | 5,000 | 1,800 | 5,000 | New Cutter Lane Flashing Speed Sign |
| Total Improvements | | 20,500 | 52,974 | 17,100 | 12,320 | 20,000 | |
| NET INCOME | | 2,748 | -19,857 | 4,748 | 7,859 | 118 | |
| OTHER INCOME - UNCOLLECTED FINES | | | | | | | |
| | | | 7,000 | | 7,000 | | Fines Waived per Agreement |
| RESERVE BUDGET | | | | | | | |
| | | | | | | | |
| | Reserve Fund Contribution | 12,000 | 0 | 12,000 | 0 | 0 | \$12K - Reserve Study Recommended Amount |
| | Reserve Fund Costs | | | | | | |
| | Browning Court Maintenance | 0 | 0 | 0 | 0 | 8000 | 2019 - Trees, 2020 irrigation improvements, field leveling, gazebo painting, asphalt sealing |