

**Ranch Place HOA
Budget 2021/2022
2020 History**

		Budget 2020	Actual 2020	Budget 2021	Anticipated 2021	Budget 2022	Comments
ORDINARY INCOME							
Annual HOA Dues (2021 - \$385 x 228)		79,800	79,800	87,780	87,780	87,780	2021 - Dues increased from \$350 to \$385
Architectural Plan Review		500	0	500	0	0	
Bank Interest Income		2,000	1,582	75	89	75	
Late Fees Income		200	750	200	750	200	
Other Income (Fines)		0	0	0	20	0	
		82,500	82,132	88,555	88,639	88,055	
ORDINARY EXPENSES							
Manager Expense		12,000	12,000	12,000	12,000	15,600	Increase to \$1300/month
Operating Expenses							
Accounting		350	300	350	300	350	
Architectural Committee Expenses		500	0	500	0	0	
Copies		100	152	100	0	100	
Insurance Liability/D&O		1,800	1,540	1,800	1,532	1,800	
Legal							
	Attorneys Fees	2,000	2,640	2,000	1,540	2,000	
	Lien & Collection Fees	20	0	20	0	20	
Total Legal		2,020	2,640	2,020	1,540	2,020	
Licenses & Permits		10	10	10	10	10	
Maintenance/Repairs/CleanUp							
	Christmas Lights	5,000	9,290	9,300	8,000	9,300	
	Entry/Front Berm	1,000	0	1,000	1,499	1,000	2021-repair entrance monument lights, weed control
	Park Lawn Care & Weed Control	10,000	4,923	5,500	4,950	5,500	
	Mailbox Shelters	200	480	300	360	360	cleaning
	Open Space	400	125	400	155	400	2020-remove willow blocking crosswalk sight line, 2021-weed control in open space
	Parks	500	1,679	500	0	500	2020 repair playset Cutter Lane Park/toddler swing, improve drainage
	Snow Removal	1,700	1,550	1,950	1,721	4,000	now includes Browning Court access road/parking lot
	Neighborhood Cleanup (Dumpsters)	3,500	3,482	3,500	3,672	3,700	
	Sprinkler Improvement/Repair	1,000	1,214	1,300	600	1,300	
	Street Lights/Street Maintenance	2,600	517	1,500	500	1,500	2021 - street lights and electrical box painting
	Trail Maintenance	2,000	2,640	2,000	1,500	2,000	2020 - fence and signs for trail closure, 2021-replace old bridge back forty
	Tree Maintenance	1,000	1,342	1,300	500	1,300	tip weevil spraying, dead tree and limb removal
	Weed Control Trails	0	965	1,200	1,380	3,500	
Total Maintenance/Repairs/CleanUp		28,900	28,207	29,750	24,837	34,360	
Office Supplies		50	17	50	15	50	
Postage		250	168	250	34	250	

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Reserve Study		0	0	0	0	2,000	
Social							
	Social Committee Events	5,500	3,513	5,500	9,907	6,500	2021 - Wine walk, live band, taco party
	Meetings	200	0	200	0	200	
Total Social		5,700	3,513	5,700	9,907	6,700	
Taxes Property (common areas)		1,200	1,149	1,300	1,086	1,300	
Taxes - State		52	0	0	29	30	
Taxes Federal		300	0	0	175	100	
Utilities Electric		1,700	1,591	1,700	1,600	1,700	
Utilities Water		7,200	8,514	8,700	7,800	8,500	
Website		250	348	250	350	250	hosting and domain name renewal
Total Operating Expenses		62,382	60,149	64,480	61,215	75,120	
TOTAL NET OPERATING INCOME		20,118	21,983	24,075	27,424	12,935	
OTHER EXPENSES - IMPROVEMENTS							
	Trails Construction Between Lots 53/54	10,000	1,425	9,500	11,020	2,500	2020 - survey-\$1425, 2021 - trail connector install-\$4975, County permit-\$500, survey-\$545, trees for screening-\$5K
	Cutter Lane/Ranch Place Road Park	5,000	2,345	24,000	17,495	25,000	2020 Surveying-\$1,215, County permit-\$1,130, 2021 County permit(includes bond reimbursement)-\$100, trail installation-\$15,350, Berg landscape plan-\$1500, Survey-\$545, 2022-Tree install/irrigation
	Road Safety	5,000	2,987	0	0	0	2020-New Cutter Lane Flashing Speed Sign
Total Improvements		20,000	6,757	33,500	28,515	27,500	
NET INCOME		118	15,226	-9,425	-1,091	-14,565	
RESERVE BUDGET							
	Reserve Fund Contribution	0	0	0	0	0	\$13.2K - Reserve Study Recommended contribution amount per year, start of 2021 Ideal Reserve Total \$96,426
Reserve Fund Costs							
	Browning Court Park Maintenance	8,000	3781	2,000	710	3,000	2020-apshalt seal coat,gazebo staining, 2021-Browning Court sign replacement, 2022-playground mulch
	Mail box Staining	0	0	2,400	2400	0	
	Cutter Lane Park	0	0	5,000	5000	3,000	2021 - replace swing, 2022-playground mulch
	Front Entrance Southside Entrance Berm	0	0	0	0	1,500	
	Front Entrance Mulch	0	0	4,000	3900	0	
	General Trail Maintenance	0	0	0	1500	1,500	
TOTAL		8,000	3,781	13,400	13,510	9,000	