

**Ranch Place HOA  
Budget 2022/2023  
2021 History**

	Budget 2021	Actual 2021	Budget 2022	Anticipated 2022	Budget 2023	Comments
<b>ORDINARY INCOME</b>						
Annual HOA Dues (2021 - \$385 x 228)	87,780	87,780	87,780	87,780	87,780	2021 - Dues increased from \$350 to \$385
Architectural Plan Review	500	0	0	0	0	
Bank Interest Income	75	91	75	191	100	
Late Fees Income	200	750	200	950	200	
Other Income (Fines)	0	20	0	15	0	
	88,555	88,641	88,055	88,936	88,080	
<b>ORDINARY EXPENSES</b>						
Manager Expense	12,000	12,000	15,600	15,600	15,600	increase in 2022
Operating Expenses						
Accounting	350	300	350	300	350	
Architectural Committee Expenses	500	0	0	0	0	
Bank Fees	0	10	0	20	20	
Copies	100	0	100	40	50	
Insurance Liability/D&O	1,800	1,532	1,800	1,555	1,800	
Legal						
Attorneys Fees	2,000	2,955	2,000	0	2,000	2021 - Open Space Easement Encroachments incl req'd surveys
Lien & Collection Fees	20	0	20	0	20	
Total Legal	2,020	2,955	2,020	0	2,020	
Licenses & Permits	10	10	10	10	10	
Maintenance/Repairs/CleanUp						
Christmas Lights	9,300	7,189	9,300	8,200	9,300	
Entry/Front Berm	1,000	1,499	1,000	415	1,000	2021-repair entrance monument lights, weed control, bed maintenance
Park Lawn Care & Weed Control	5,500	4,699	5,500	6,012	6,500	
Mailbox Shelters	300	240	360	360	360	cleaning
Open Space	400	155	400	700	500	weed control in open space
Parks	500	0	500	0	500	
Snow Removal	1,950	2,623	4,000	2,000	3,000	now includes Browning Court access road/parking lot
Neighborhood Cleanup (Dumpsters)	3,500	3,672	3,700	3,165	4,500	
Sprinkler Improvement/Repair	1,300	590	1,300	885	1,300	
Street Lights/Street Maintenance	1,500	189	1,500	0	500	2021 - street lights and electrical box painting
Trail Maintenance	2,000	0	2,000	0	2,000	2021-replace old trail bridge back forty
Tree Maintenance	1,300	861	1,300	500	1,300	tip weevil spraying,dead tree and limb removal
Weed Control along Trails	1,200	1,380	3,500	1,340	2,000	
Total Maintenance/Repairs/CleanUp	29,750	23,097	34,360	23,577	32,760	
Office Supplies	50	0	50	0	20	
Postage	250	35	250	50	50	
Reserve Study	0	0	2,000	1,400	0	

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Reserve Fund Contribution	0	0	13,200	0	0	\$13.2K - No reserve funds to be added in 2022/2023 to accommodate the Cutter Lane / Ranch Place Park landscaping, Ideal Reserve Total \$96,426
<b>Social</b>						
Social Committee Events	5,500	9,907	6,500	9,558	10,000	2021/2022 - Wine walk, live band, taco party
Meetings	200	0	200	200	200	
<b>Total Social</b>	<b>5,700</b>	<b>9,907</b>	<b>6,700</b>	<b>9,758</b>	<b>10,200</b>	
Taxes Property (common areas)	1,300	1,086	1,300	950	1,100	
Taxes - State	0	29	30	29	30	
Taxes Federal	0	175	100	175	100	
Utilities Electric	1,700	1,431	1,700	1,500	1,700	
Utilities Water	8,700	7,743	8,500	8,000	8,500	
Website	250	198	250	200	250	hosting and domain name renewal
<b>Total Operating Expenses</b>	<b>64,480</b>	<b>60,508</b>	<b>88,320</b>	<b>63,164</b>	<b>74,560</b>	
<b>TOTAL NET OPERATING INCOME</b>	<b>24,075</b>	<b>28,133</b>	<b>-265</b>	<b>25,772</b>	<b>13,520</b>	
<b>OTHER EXPENSES - IMPROVEMENTS</b>						
Trails Construction Between Lots 53/54	9,500	6,020	2,500	3,600	0	2021 - trail connector install, 2022 - trees for screening
Cutter Lane/Ranch Place Road Park	24,000	17,095	25,000	0	45,000	2021 County permit(includes bond reimbursement)-\$100, trail installation-\$15,350, Berg landscape plan-\$1500, Survey-\$545
<b>Total Improvements</b>	<b>33,500</b>	<b>23,115</b>	<b>27,500</b>	<b>3,600</b>	<b>45,000</b>	
<b>NET INCOME</b>	<b>-9,425</b>	<b>5,018</b>	<b>-27,765</b>	<b>22,172</b>	<b>-31,480</b>	
<b>RESERVE BUDGET</b>						
<b>Reserve Fund Costs</b>						
Browning Court Park Maintenance	2,000	710	3,000	4,275	0	2021-Browning Court sign replacement, 2022-playground mulch and gazebo touchup paint, replaced 2 dead trees
Mail box Staining	2,400	3680	0	0	0	
Cutter Lane Park	5,000	0	3,000	12,124	0	2022 - replace swing and playground mulch
Front Entrance	0	0	1,500	4,687	0	Irrigation System Update(backflow preventer), irrigation for berm vegetation
Front Entrance Mulch	4,000	3,900	0	0	0	
General Trail Maintenance	0	1,500	1,500	0	0	
<b>TOTAL</b>	<b>13,400</b>	<b>9,790</b>	<b>9,000</b>	<b>21,086</b>	<b>0</b>	