

**Ranch Place HOA
Budget 2023/2024
2022 History**

		Actual	Budget	Anticipated	Budget	Budget	
		2022	2022	2023	2023	2024	Comments
ORDINARY INCOME							
Annual HOA Dues		87,780	87,780	87,780	87,780	100,320	2024 - Dues Increase to \$440 from \$385
Architectural Plan Review		0	0	0	0	0	
Bank Interest Income		526	75	1,640	100	1,500	
Late Fees Income		950	200	1,000	200	500	
Other Income (Fines, returned check fee)		15	0	40	0	40	
		89,271	88,055	90,460	88,080	102,360	
ORDINARY EXPENSES							
Manager Expense		14,300	15,600	15,600	15,600	15,600	
Operating Expenses							
Accounting		300	350	430	350	450	
Bank Fees		20	0	30	20	20	
Copies		51	100	40	50	50	
Insurance Liability/D&O		1,555	1,800	1,592	1,800	1,800	
Legal							
Attorneys Fees		0	2,000	550	2,000	1,000	
Lien & Collection Fees		0	20	0	20	20	
Total Legal		0	2,020	550	2,020	1,020	
Licenses & Permits		10	10	20	10	10	
Maintenance/Repairs/CleanUp							
Christmas Lights		8,206	9,300	8,200	9,300	9,300	
Entry/Front Berm		917	1,000	450	1,000	1,000	2023 - re-seed entry berm
Park Lawn Care & Weed Control		6,012	5,500	6,000	6,500	6,500	
Mailbox Shelters		537	360	360	360	360	mail kiosk cleaning
Open Space		700	400	700	500	500	weed control in open space
Parks		0	500	0	500	500	
Snow Removal		2,424	4,000	3,160	3,000	3,200	now includes Browning Court access road/parking lot
Neighborhood Cleanup (Dumpsters)		3,165	3,700	5,200	4,500	5,200	
Sprinkler Improvement/Repair		885	1,300	1,320	1,300	1,500	
Street Lights/Street Maintenance		0	1,500	316	500	500	
Trail Maintenance		0	2,000	340	2,000	2,000	
Tree Maintenance		345	1,300	925	1,300	1,000	tip weevil spraying, dead tree and limb removal
Weed Control along Trails		1,340	3,500	1,840	2,000	2,000	
Total Maintenance/Repairs/CleanUp		24,531	34,360	28,811	32,760	33,560	
Office Supplies		0	50	0	20	20	
Postage		63	250	15	50	15	

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	Reserve Study	0	2,000	1,080	0	0	
	Reserve Fund Contribution	0	13,200	0	0	25,000	No reserve funds to be added in 2022/2023 to accommodate the Cutter Lane / Ranch Place landscaping, Ideal Reserve Total \$117,229
	Social						
	Social Committee Events	9,608	6,500	10,000	10,000	10,000	2022 - Wine walk, live band, taco party
	Meetings	124	200	200	200	200	
	Total Social	9,732	6,700	10,200	10,200	10,200	
	Taxes Property (common areas)	944	1,300	705	1,100	900	
	Taxes - State	0	30	30	30	30	
	Taxes Federal	0	100	175	100	175	
	Utilities Electric	1,420	1,700	1,500	1,700	1,700	
	Utilities Water	7,954	8,500	8,800	8,500	9,200	
	Website	198	250	200	250	250	website hosting
	Total Operating Expenses	61,078	88,320	69,778	74,560	100,000	
	TOTAL NET OPERATING INCOME	28,193	-265	20,682	13,520	2,360	
	OTHER EXPENSES						
	Trails Construction Between Lots 53/54	3,600	2,500	0	0	0	2022 - trees for screening
	Flood Control	0	0	14,119	0	0	sandbagging, ditch widening, moving culvert
	Cutter Lane/Ranch Place Road Park Improvement	800	25,000	54,935	45,000	0	2023- New park water meter and planting material installation
	Total - Other Expenses	4,400	27,500	69,054	45,000	0	
	NET INCOME	23,793	-27,765	-48,372	-31,480	2,360	
	RESERVE BUDGET						
	Reserve Fund Costs						
	Browning Court Park Maintenance	4,275	3,000	0	0	0	2022-playground mulch and gazebo touchup paint, replaced 2 dead trees
	Cutter Lane Park	12,124	3,000	0	0	0	2022 - replace swing and playground mulch
	Front Entrance	4,687	1,500		0	0	2022 - Irrigation System Update(backflow preventer), irrigation for berm vegetation
	Open Space Ditch Maintenance	0	0	2,000	0	0	
	General Trail Maintenance	0	1,500	0	0	10,000	Repair trails from flood damage
	TOTAL	21,086	9,000	2,000	0	10,000	