

**Red Hawk Ranch Owners Association Budget
2016-2021**

			Actual	Actual	Actual	Budget	Year to Date		Budget	Budget		
			2016	2017	2018	2019	Plus Anticipated	Variance	2020	2021		
			2019 Rate									
Income												
	Architectural Review Fee		0.00	500.00	500.00	0.00	406.25	406.25	0.00	0.00	Parsons 2018, Wratten 2019	
	Quarterly Dues	23 users @ \$2,500/year	52,800.00	55,000.00	55,625.00	57,500.00	57,500.00	0.00	57,500.00	57,500.00	Borgo lot added in Oct 2018	
	Dues Late Fee		0.00	400.00	600.00	0.00	300.00	300.00	0.00	0.00		
	Finance Charge		0.00	213.95	39.00	0.00	45.00	45.00	0.00	0.00		
	Interest Income		364.09	463.89	111.00	100.00	190.00	90.00	150.00	100.00		
	Misc. Exp Reim. Income		0.00	157.50	0.00	0.00	536.80	536.80	0.00	0.00	Reimb. for new Gate Remotes	
	New Construction Fees											
	Road Fee		0.00	4,600.00	5,000.00	0.00	0.00	0.00	0.00	0.00	Potential for Wratten 2020?	
	Construction Deposit		0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	Parson deposit	
	Gate Fee		0.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	\$500 per new home	
	Total Road Fee for New Construction		0.00	5,100.00	10,500.00	0.00	0.00	0.00	0.00	0.00		
	New Member Fee											
	Silver Creek Rd	23 users @ \$300/year	6,600.00	6,600.00	6,675.00	6,900.00	6,900.00	0.00	6,900.00	6,900.00	Borgo 2018	
	Ream Road Maintenance Prior Yr.	1/22 of annual road main.	526.75	1,872.49	3,003.00	1,400.00	1,379.00	-21.00	1,400.00	1,400.00	Amount paid 2019 from 2018 actual	
	Total Income		60,290.84	70,307.83	102,053.00	65,900.00	67,257.05	1,357.05	65,950.00	65,900.00		
Expense												
	Insurance-Liability		2,023.00	2,080.00	2,080.00	2,200.00	2,080.00	-120.00	2,200.00	2,200.00	(\$625 Gen/prop \$1,455 E&O)	
	Construction Deposit Refund		0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	Parson refund of deposit 2020	
	Bad Debt		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Administration											
	Recording Fees		0.00	0.00	0.00	20.00	0.00	-20.00	20.00	20.00		
	Corporation Renewal		10.00	10.00	10.00	10.00	10.00	0.00	10.00	10.00		
	Bank Service Charges		0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00		
	Miscellaneous		0.00	11.36	82.00	150.00	536.80	386.80	150.00	150.00	Purchase new gate remotes	
	Meetings		50.00	50.00	0.00	50.00	50.00	0.00	50.00	50.00		
	Office Supplies		0.00	0.00	43.00	15.00	15.00	0.00	15.00	15.00		
	Postage and Delivery		82.00	110.54	107.00	120.00	150.00	30.00	140.00	140.00	CC&R vote at special meeting & PO Box	
	Printing and Reproduction		30.11	111.35	40.00	30.00	50.00	20.00	60.00	30.00	CC&R vote	
	Total Administration		172.11	293.25	297.00	395.00	811.80	416.80	445.00	415.00		
	Professional Fees											
	Website Maintenance		0.00	49.00	49.00	100.00	60.00	-40.00	100.00	100.00		
	Architect		0.00	0.00	650.00	0.00	406.25	406.25	0.00	0.00	Wratten arch review	
	Audit/CPA		200.00	220.00	200.00	250.00	200.00	-50.00	250.00	250.00		
	Legal Fees		0.00	2,518.75	6,813.00	600.00	696.00	96.00	300.00	300.00	(CC&R and Bylaws re-write)	
	Management Fee		7,200.00	7,200.00	7,200.00	8,400.00	8,400.00	0.00	8,400.00	8,400.00		
	Total Professional Fees		7,400.00	9,987.75	14,912.00	9,350.00	9,762.25	412.25	9,050.00	9,050.00		
	Taxes											
	Federal Income Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	State Income Taxes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Total Taxes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		

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2016-2021**

			Actual 2016	Actual 2017	Actual 2018	Budget 2019	Year to Date Plus Anticipated 2019	Variance	Budget 2020	Budget 2021		
Road Maintenance												
		Engineering	242.50	0.00	542.00	0.00	0.00	0.00	0.00	0.00		
		Entry Gate Maint	2,003.86	943.59	4,405.00	1,500.00	10,649.00	9,149.00	1,000.00	1,000.00	2019 added electric to service gate. Consider Cellular option in 2020 additional \$2,000	
		Grounds	350.00	80.00	2,555.00	2,500.00	520.00	-1,980.00	2,000.00	2,000.00	Less weed spray	
		Annual Main & Repair	3,700.00	34,251.95	5,175.00	5,000.00	6,745.00	1,745.00	17,500.00	7,500.00	Road crack seal 2019. Planning shoulder \$10K repairs 2020	
		Improvements	0.00	0.00	7,756.00	0.00	15,891.19	15,891.19	0.00	0.00	\$15.9K guardrail less county deposit of \$3.5K	
		Resurface Fund	6,900.00	8,000.00	8,000.00	8,000.00	8,000.00	0.00	8,000.00	8,000.00		
		Silver Creek Rd Contribution	23 users @ \$300/year	6,600.00	6,600.00	6,675.00	6,900.00	6,900.00	0.00	6,900.00	6,900.00	Added Borgo Oct 2018
		Salt and Sand		3,912.97	3,497.29	703.00	4,500.00	4,000.00	-500.00	4,500.00	4,500.00	(\$2,979.68 YTD Oct 2019)
		Snow Removal		19,639.50	27,295.00	10,093.00	24,000.00	26,000.00	2,000.00	27,000.00	27,000.00	(\$24,1060 YTD Oct 2019) \$5,500 start up
		Total Road Maintenance		43,349	80,668	45,904	52,400	78,705	26,305	66,900	56,900	
		Total Expense		52,943.94	93,028.83	63,193.00	69,345.00	91,359.24	27,014.24	83,595.00	68,565.00	
		Booked Net Income		7,346.90	-22,721.00	38,860.00	-3,445.00	-24,102.19	-20,657.19	-17,645.00	-2,665.00	
		Less Current Year Accounts Receivable		675.00	0.00	0.00	0.00	2,200.00	2,200.00	0.00	0.00	
		Actual Net Income		8,021.90	-22,721.00	38,860.00	-3,445.00	-21,902.19	-18,457.19	-17,645.00	-2,665.00	