

Ponderosa Ridge- Main Association 2019 Budget

	Cost per Month	Per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
INCOME						
5010 Dues: Master HOA	\$ 28.00	12	228	\$ 69,264.00	\$ 67,180.45	\$ 76,608.00
	Delinquency			\$ (2,000.00)		\$ (2,000.00)
5012 Builders Dues	\$ 28.00	9	4	\$ 4,446.00	\$ 2,808.00	\$ 1,008.00
Total Homeowner Assessment:				\$ 71,710.00	\$ 69,988.45	\$ 75,616.00

5014 Transfer Fee				\$ -	\$ 290.68	\$ -
5020 Late Charges				\$ 1,500.00	\$ 1,100.90	\$ 1,000.00
5021 Late Interest				\$ -	\$ 81.22	\$ 50.00
5026 Fine Income					\$ 100.00	\$ -
5032 Lien Income				\$ -	\$ 75.00	\$ -
5045 Initiation Fees	\$ 56.00		4	\$ 988.00	\$ 624.00	\$ 224.00
5050 Interest Income				\$ -	\$ 9.41	\$ -
Total Income:				\$ 74,198.00	\$ 72,269.66	\$ 76,890.00

	Cost	Frequency	# of homes	2018 Budget	2018 Actuals	2019 Budget
Snow Removal Expenses						
6615 Sundance Dr.				\$ 150.00	\$ 4,411.87	\$ 1,500.00
6615 Common Sidewalks				\$ 1,500.00	\$ -	\$ 2,800.00
Snow Removal Total:				\$ 1,650.00	\$ 4,411.87	\$ 4,300.00
Landscaping Expenses						
6810 Mowing - Commons				\$ 14,840.00	\$ 14,891.72	\$ 17,000.00
6820 Fertilize - Commons				\$ 2,200.00	\$ 2,878.84	\$ 2,500.00
6830 Turf Spray - Commons				\$ 2,100.00	\$ 1,908.14	\$ 2,300.00
6843 Master Tree Program				\$ 5,500.00	\$ 3,700.30	\$ 5,500.00
6850 Flowers (Planting/Maintenance)				\$ 650.00	\$ 753.99	\$ 780.00
6860 Sprinkler Turn On & Blow Out				\$ 1,100.00	\$ 794.24	\$ 869.00
6880 Landscape Labor				\$ 6,000.00	\$ 4,674.73	\$ 6,000.00
6890 Misc. Landscape (Bed Weeding)				\$ 1,000.00	\$ 911.79	\$ 1,000.00
Landscaping Total:				\$ 33,390.00	\$ 30,513.75	\$ 35,949.00
Community Event Expenses						
6120 HOA Annual Party				\$ 2,500.00	\$ 2,571.88	\$ 2,500.00
Community Event Total:				\$ 2,500.00	\$ 2,571.88	\$ 2,500.00
Common Area Utilities						
6415 Irrigation Timers/Street Lights				\$ 7,400.00	\$ 7,067.80	\$ 7,500.00
6420 Water				\$ 6,000.00	\$ 5,818.41	\$ 6,000.00
Common Area Utilities Total:				\$ 13,400.00	\$ 12,886.21	\$ 13,500.00
Common Area Repair & Maintenance						
6440 Private Streets				\$ 150.00	\$ -	\$ 150.00
6630 Site Amenities & Graffiti				\$ 200.00	\$ 424.32	\$ 200.00
6630 Dog Station Supplies				\$ 700.00	\$ 1,196.43	\$ 1,260.00
6630 Staffing				\$ 100.00	\$ -	\$ -
Maintenance Total:				\$ 1,150.00	\$ 1,620.75	\$ 1,610.00
Administrative Expenses						
6135 Board & Annual Meetings				\$ 100.00	\$ 49.91	\$ 60.00
6305 Accounting				\$ 200.00	\$ 190.00	\$ 190.00
6306 Legal				\$ 250.00	\$ 228.25	\$ 250.00
6310 Insurance Expense				\$ 900.00	\$ 2,376.00	\$ 2,400.00
6330 Bank Charges				\$ 500.00	\$ 552.86	\$ 440.00
6625 Supplies				\$ 50.00	\$ -	\$ -
6626 Postage				\$ 1,800.00	\$ 1,806.93	\$ 1,800.00
6635 Special Projects				\$ 4,000.00	\$ 1,028.42	\$ 2,000.00
6900 Web Fees/ Maintenance				\$ 100.00	\$ 104.38	\$ 105.00
7505 Management Fee	\$ 4.50	12	228	\$ 11,988.00	\$ 11,889.00	\$ 12,387.00
7508 Property Taxes				\$ 100.00	\$ 16.38	\$ -
Administrative Total:				\$ 19,988.00	\$ 18,242.13	\$ 19,632.00
Total Expenses:				\$ 72,078.00	\$ 70,246.59	\$ 77,491.00

NET CASH FLOW: \$ 2,120.00 \$ 2,023.07 \$ (601.00)

	Main Assoc.	TH/Cot	Rose. Comm.	Private	Total
BEGINNING CASH BALANCE:	\$ 60,928.21	\$ (1,661.53)	\$ 6,229.88	\$ 25,279.68	\$ 90,776.24
ENDING CASH BALANCE:	\$ 62,951.28	\$ (1,562.13)	\$ 6,174.63	\$ 55,900.07	\$ 123,463.85

OPERATING ACCOUNT: \$ 113,177.30
RESERVE ACCOUNT: \$ 10,286.55

Private Streets 2019 Budget

	Cost per Month	Per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
Income						
5010 Dues: Utility Assessment	\$ 130.00	12	176	\$ 265,200.00	\$ 258,055.92	\$ 274,560.00
Delinquency				\$ (4,500.00)		\$ (4,500.00)
5012 Builders Dues	\$ 130.00	3	4	\$ 7,410.00	\$ 4,650.00	\$ 1,560.00
Total Homeowner Assessments:				\$ 268,110.00	\$ 262,705.92	\$ 271,620.00

	Cost	Frequency	# of homes	2018 Budget	2018 Actuals	2019 Budget
Snow Removal						
6615 Private Streets				\$ 7,700.00	\$ 5,032.00	\$ 6,000.00
Snow Removal Total:				\$ 7,700.00	\$ 5,032.00	\$ 6,000.00
Common Area Repair & Maintenance						
6440 Private Streets				\$ 250.00	\$ -	\$ 250.00
6630 Site Amenities				\$ 300.00	\$ 454.20	\$ 300.00
6830 Curb Line Spraying				\$ 640.00	\$ 603.62	\$ 668.00
Common Area Repair & Maintenance Total:				\$ 1,190.00	\$ 1,057.82	\$ 1,218.00
Utility Expenses						
6410 Refuse Removal	\$ 15.84	12	176	\$ 31,395.60	\$ 27,700.38	\$ 32,800.00
6420 Water	\$ 16.26	12	176	\$ 83,000.00	\$ 73,928.16	\$ 81,500.00
6425 Sewer	\$ 59.27	12	176	\$ 120,910.80	\$ 112,762.96	\$ 120,770.00
6430 Recycling				\$	\$ 996.84	\$ 953.00
6435 Storm Water	\$ 4.42	12	176	\$ 8,772.00	\$ 8,625.37	\$ 9,296.00
7075 Management Fee	\$ 1.00	12	176	\$ 1,975.00	\$ 1,982.00	\$ 2,074.00
Capital Reserve						\$ 6,000.00
Utility Total:						
Total Expenses				\$ 246,053.40	\$ 225,995.71	\$ 253,393.00
Net Cash Flow				\$ 13,166.60	\$ 30,620.39	\$ 11,009.00

BEGINNING CASH BALANCE:	\$ 25,279.68	\$ 25,279.68	\$ 55,900.07
ENDING CASH BALANCE + CR:	\$ 38,446.28	\$ 55,900.07	\$ 72,909.07

Cottages/Townhomes 2019 BUDGET

	Cost per Month	Per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
INCOME:						
5010 Dues: Townhome/Cottages	\$ 95.00	12	18	\$ 20,520.00	\$ 19,516.56	\$ 20,520.00
Total Homeowner Assessments:				\$ 20,520.00	\$ 19,516.56	\$ 20,520.00

	Frequency	Cost	2018 Budget	2018 Actuals	2019 Budget
Landscaping Expenses					
6615 Snow Removal			\$ 3,000.00	\$ 3,931.01	\$ 2,795.00
6810 Mowing - Commons/Fall clean			\$ 6,087.20	\$ 6,462.72	\$ 6,804.00
6820 Fertilize - Commons			\$ 1,024.00	\$ 1,022.76	\$ 1,076.00
6830 Turf Spray - Commons			\$ 384.00	\$ 383.53	\$ 404.00
6843 Master Tree Program			\$ 439.00	\$ 438.46	\$ 460.00
6860 Sprinkler Turn On & Blow Out			\$ 604.00	\$ 603.85	\$ 642.50
6880 Landscape Labor			\$ 500.00	\$ -	\$ 325.00
6890 Misc. Landscape (Planter Beds/swale)			\$ 2,000.00	\$ 2,420.83	\$ 2,568.00
Total Landscaping:			\$ 14,038.20	\$ 15,263.16	\$ 15,074.50

	Cost per Month	Frequency	Total Lots	2018 Budget	2018 Actuals	2019 Budget
Other Expenses						
6415 Electricity				\$ 250.00	\$ 250.00	\$ 250.00
6420 Water				\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
6440 Street Cleaning & Maintenance Allowance						\$ -
6635 Capital Improvements						\$ -
7505 Management Fee	\$6.50	12	18	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00
Total Other:				\$ 4,154.00	\$ 4,154.00	\$ 4,154.00

TOTAL EXPENSES:	\$ 18,192.20	\$ 19,417.16	\$ 19,228.50
NET CASH FLOW:	\$ 2,327.80	\$ 99.40	\$ 1,291.50

Dues were \$90 in 2017
Dues \$95 in 2018

BEGINNING CASH BALANCE:	\$ (1,661.53)	\$ (1,661.53)	\$ (1,562.13)
ENDING CASH BALANCE:	\$ 666.27	\$ (1,562.13)	\$ (270.63)

Rosebury Commons 2019 Budget

	Cost per Month	Per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
INCOME:						
5010 Dues:	\$ 75.00	12	15	\$ 13,500.00	\$ 13,713.55	\$ 13,500.00
Total Homeowner Assessments:				\$ 13,500.00	\$ 13,713.55	\$ 13,500.00

	Cost	Frequency	# of homes	2018 Budget	2018 Actuals	2019 Budget
Landscaping Expenses						
6615 Snow Removal				\$ 900.00	\$ 544.02	\$ 660.00
6812 Mowing - Homes/Fall clean				\$ 6,848.10	\$ 7,213.70	\$ 7,743.00
6822 Fertilize - Homes				\$ 1,176.00	\$ 1,175.04	\$ 1,234.00
6832 Turf Spray - Homes				\$ 440.24	\$ 421.07	\$ 463.50
6843 Master Tree Program				\$ 400.00	\$ 339.45	\$ 400.00
6860 Sprinkler Turn On & Blow Out				\$ 600.00	\$ 456.96	\$ 507.00
6880 Landscape Labor				\$ 100.00	\$ 97.92	\$ 120.00
6890 Misc. Landscape (Planter Beds/swale)				\$ 1,800.00	\$ 2,350.64	\$ 2,341.00
Total Landscaping:				\$ 12,264.34	\$ 12,598.80	\$ 13,468.50

	Cost per Month	Frequency	Total Lots	2018 Budget	2018 Actuals	2019 Budget
Administrative Expenses						
7505 Management Fee	\$6.50	12	15	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00
Total Other:				\$ 1,170.00	\$ 1,170.00	\$ 1,170.00

TOTAL EXPENSES: \$ 13,434.34 \$ 13,768.80 \$ 14,638.50
NET CASH FLOW: \$ 65.67 \$ (55.25) \$ (1,138.50)

BEGINNING CASH BALANCE: \$ 6,229.88 \$ 6,229.88 \$ 6,174.63
ENDING CASH BALANCE: \$ 6,295.55 \$ 6,174.63 \$ 5,036.13