

2022 Budget - Ponderosa Ridge (Main)

INCOME		2021 Actuals	2022 Budget
5010	Dues: Master HOA	\$ 84,187.54	\$ 91,872.00
	Delinquency		\$ (2,000.00)
Total Homeowner Assessment:		\$ 84,187.54	\$ 89,872.00

5014	Transfer Fee	\$ -	\$ -
5020	Late Charges	\$ 200.00	\$ 525.00
5021	Late Interest	\$ 5.00	\$ 29.00
5026	Fine Income		\$ -
5032	Lien Income	\$ -	\$ -
5050	Interest Income	\$ -	\$ -
Total Income:		\$ 84,392.54	\$ 90,426.00

EXPENSES		2021 Actuals	2022 Budget
Snow Removal Expenses			
6615	Sundance Dr.	\$ 3,343.36	\$ 1,650.00
6615	Common Sidewalks	\$ -	\$ 3,350.00
Snow Removal Total:		\$ 3,343.36	\$ 5,000.00
Landscaping Expenses			
6810	Mowing - Commons	\$ 18,319.76	\$ 20,800.91
6820	Fertilize - Commons	\$ 2,749.69	\$ 2,893.70
6830	Turf Spray - Commons	\$ 2,078.00	\$ 2,684.53
6843	Master Tree Program	\$ 5,694.00	\$ 6,138.00
6850	Flowers (Planting/Maintenance)	\$ 1,003.04	\$ 1,109.90
6860	Sprinkler Turn On & Blow Out	\$ 1,003.21	\$ 1,104.07
6880	Landscape Labor	\$ 5,787.28	\$ 6,930.00
6890	Misc. Landscape (Bed Weeding)	\$ 1,084.53	\$ 1,270.50
Landscaping Total:		\$ 37,719.51	\$ 42,931.61
Community Event Expenses			
6120	HOA Annual Party	\$ -	\$ 3,500.00
Community Event Total:		\$ -	\$ 3,500.00

Common Area Utilities			
6415	Irrigation Timers/Street Lights	\$ 7,541.73	\$ 7,650.00
6420	Water	\$ 4,125.00	\$ 4,972.50
Common Area Utilities Total:		\$ 11,666.73	\$ 12,622.50
Common Area Repair & Maintenance			
6440	Private Streets	\$ -	\$ 150.00
6630	Site Amenities & Graffiti	\$ -	\$ 300.00
6630	Dog Station Supplies	\$ 3,157.09	\$ 3,820.35
6630	Staffing		\$ -
Common Area Repair & Maintenance Total:		\$ 3,157.09	\$ 4,270.35
Administrative Expenses			
6135	Board & Annual Meetings	\$ 91.06	\$ 60.00
6305	Accounting	\$ 2,995.00	\$ 2,990.00
6306	Legal	\$ -	\$ 250.00
6310	Insurance Expense	\$ 2,369.00	\$ 2,610.00
6330	Bank Charges	\$ 534.90	\$ 565.00
6625	Supplies		\$ -
6626	Postage	\$ 1,903.95	\$ 2,000.00
6635	Special Projects	\$ 3,341.10	\$ 2,000.00
6900	Web Fees/ Maintenance	\$ 175.00	\$ 175.00
7505	Management Fee	\$ 12,528.00	\$ 13,920.00
7508	Property Taxes	\$ 43.68	\$ -
7515	Income Tax	\$ 560.00	\$ 596.28
Administrative Total:		\$ 24,541.69	\$ 24,570.00
Total Expenses:		\$ 80,428.38	\$ 92,894.46

NET CASH FLOW: \$ 3,964.16 \$ (2,468.46)

	Total + Interest
BEGINNING CASH BALANCE:	\$ 209,477.21
ENDING CASH BALANCE:	\$ 227,401.80
Interest income	\$ 2,087.60
	\$ 229,489.40

2022 Budget - Ponderosa Ridge HOA (Cottages)

INCOME		2021 Actuals	2022 Budget
5010	Dues: Townhome/Cottages	\$ 22,694.00	\$ 24,840.00
Total Homeowner Assessments:		\$ 22,694.00	\$ 24,840.00
EXPENSES		2021 Actuals	2022 Budget
Landscaping Expenses			
6615	Snow Removal	\$ 2,757.87	\$ 3,250.00
6810	Mowing - Commons/Fall clean	\$ 7,830.88	\$ 8,627.44
6820	Fertilize - Commons	\$ 1,241.48	\$ 1,365.19
6830	Turf Spray - Commons	\$ 465.34	\$ 512.41
6843	Master Tree Program	\$ 752.65	\$ 532.94
6860	Sprinkler Turn On & Blow Out	\$ 740.95	\$ 815.98
6880	Landscape Labor	\$ 268.15	\$ 375.38
6890	Misc. Landscape (Planter Beds/swale)	\$ 3,044.72	\$ 3,438.33
Total Landscaping:		\$ 17,102.04	\$ 18,917.66
Other Expenses			
6415	Electricity	\$ 275.00	\$ 275.00
6420	Water	\$ 2,575.00	\$ 2,575.00
6440	Street Cleaning & Maintenance Allowance		\$ -
6635	Capital Improvements		\$ -
7505	Management Fee	\$ 1,404.00	\$ 1,512.00
Total Other:		\$ 4,254.00	\$ 4,362.00

TOTAL EXPENSES:	\$ 21,356.04	\$ 23,279.66
NET CASH FLOW:	\$ 1,337.96	\$ 1,560.34

2018-19 \$95

2020-21 \$105

BEGINNING CASH BALANCE:	\$ (433.36)	\$ 904.60
ENDING CASH BALANCE:	\$ 904.60	\$ 2,464.94

2022 Budget - Ponderosa Ridge HOA (Rosebury Commons)

INCOME		2021 Actuals	2022 Budget
5010	Dues:	\$ 19,188.57	\$ 20,700.00
Total Homeowner Assessments:		\$ 19,188.57	\$ 20,700.00
EXPENSES		2021 Actuals	2022 Budget
Landscaping Expenses			
6615	Snow Removal	\$ 2,352.39	\$ 6,000.00
6812	Mowing - Homes/Fall clean	\$ 7,751.51	\$ 8,549.90
6822	Fertilize - Homes	\$ 1,416.52	\$ 1,561.47
6832	Turf Spray - Homes	\$ 529.66	\$ 583.09
6843	Master Tree Program	\$ 252.65	\$ 550.00
6860	Sprinkler Turn On & Blow Out	\$ 584.57	\$ 643.35
6880	Landscape Labor	\$ 121.00	\$ 165.00
6890	Misc. Landscape (Planter Beds/swale)	\$ 2,657.01	\$ 2,973.87
Total Landscaping:		\$ 15,665.31	\$ 21,026.68

Administrative Expenses			
7505	Management Fee	\$ 1,170.00	\$ 1,260.00
Total Other:		\$ 1,170.00	\$ 1,260.00

TOTAL EXPENSES:	\$ 16,835.31	\$ 22,286.68
NET CASH FLOW:	\$ 2,353.26	\$ (1,586.68)

BEGINNING CASH BALANCE:	\$ 1,124.01	\$ 3,477.27
ENDING CASH BALANCE:	\$ 3,477.27	\$ 1,890.59

2022 Budget - Ponderosa Ridge (Private Streets)

INCOME		2021 Actuals	2022 Budget
5010	Dues: Utility Assessment	\$ 288,306.62	\$ 307,980.00
	Delinquency		\$ (4,500.00)

Total Homeowner Assessments: \$ 288,306.62 \$ 303,480.00

EXPENSES		2021 Actuals	2022 Budget
Snow Removal			
6615	Private Streets	\$ 4,920.40	\$ 6,500.00
Snow Removal Total:		\$ 4,920.40	\$ 6,500.00
Common Area Repair & Maintenance			
6440	Private Streets	\$ -	\$ 250.00
6630	Site Amenities	\$ -	\$ 300.00
6830	Curb Line Spraying	\$ 365.87	\$ 731.74
Common Area Repair & Maintenance Total:		\$ 365.87	\$ 1,281.74
Utilities			
6410	Refuse Removal	\$ 33,460.23	\$ 34,450.00
6420	Water	\$ 89,890.59	\$ 88,800.00
6425	Sewer	\$ 136,580.53	\$ 142,405.37
6430	Recycling	\$ 669.47	\$ 684.00
6435	Storm Water	\$ 10,026.32	\$ 10,319.83
7075	Management Fee	\$ 2,124.00	\$ 3,186.00
	Capital Reserve	\$ 15,000.00	\$ 15,000.00
Utility Total:		\$ 287,751.14	\$ 294,845.20

Total Expenses \$ 293,037.41 \$ 302,626.94

Net Cash Flow \$ (4,730.79) \$ 853.06

BEGINNING CASH BALANCE:	\$ 123,068.42	\$ 133,337.63
ENDING CASH BALANCE + CR:	\$ 133,337.63	\$ 149,190.69

2022 Capital Expenses Budget - Ponderosa Ridge HOA

INCOME:		2022 Budget
	Operating-Building Replacement Res.	\$ -
5050	Interest	\$ 2,160.00
	Total Income:	\$ 2,160.00

Capital Expenses:		2022 Budget
6621-900	Curb drainage	\$ 5,000.00
6621-900	Asphalt Seal Coating	\$ 50,000.00
6621-900		
6621-900		
6621-900		
6621-900		
6621-900		
6621-900		
6621-900		
6621-900		
6621-900		
	Total Expenses:	\$ 55,000.00
	Net Cash Flow	\$ (52,840.00)