

**Rolling Hills Ranch Master
2017
BUDGET**

	2016 Budget	Actuals as of 12/31/16	2017 Budget
INCOME	\$253/per unit		\$253/per unit
Association Dues	\$ 119,163.00	\$ 123,739.87	\$ 119,163.00
Legal Fees	\$ -	\$ 4,210.44	\$ -
Fine Income	\$ -	\$ 355.00	\$ -
Late Fees	\$ 3,000.00	\$ 8,319.25	\$ 5,000.00
Savings Interest	\$ 50.00	\$ 23.77	\$ 50.00
Total Income	\$ 122,213.00	\$ 136,648.33	\$ 124,213.00
EXPENSES			
Management Fees	\$ 9,600.00	\$ 9,600.00	\$ 10,080.00
General Office (mailings, postage, copies)	\$ 2,500.00	\$ 3,718.73	\$ 3,000.00
Meeting Expense	\$ 400.00	\$ 656.48	\$ 400.00
Legal - General Association Business	\$ 1,500.00	\$ 725.38	\$ 750.00
Legal - Risk Sharing		\$ 7,555.42	
Legal - Collections Costs		\$ 3,265.23	
Legal - Covenant Violations		\$ 2,465.36	
Tax Consulting (prepare taxes)	\$ 300.00	\$ 300.00	\$ 300.00
Water Landscape (water use on common)	\$ 30,000.00	\$ 34,569.10	\$ 34,000.00
Sprinkler Repair	\$ 4,000.00	\$ 7,003.00	\$ 4,000.00
Pump Repairs	\$ 2,000.00	\$ 918.00	\$ 1,000.00
Trash Removal	\$ 1,500.00	\$ 1,624.00	\$ 1,700.00
Tree Maintenance (Spraying of Trees, replacing trees)	\$ 3,000.00	\$ 4,270.00	\$ 3,000.00
<i>Tree Spraying/Trimming</i>			
Landscaping (misc items trimming bushes)	\$ 5,500.00	\$ 3,048.00	\$ 5,500.00
<i>Ditch Cleaning(2016)</i>			
General Repairs (exterior lights, and exterior maintenance)	\$ 5,500.00	\$ 4,918.72	\$ 5,000.00
<i>Installation of Bike Rack</i>			
Electricity	\$ 2,000.00	\$ 1,576.16	\$ 2,000.00
Lawn Maintenance (lawn contract for mowing and trimmin)	\$ 33,436.00	\$ 33,436.00	\$ 33,436.00
Snow Removal	\$ 4,000.00	\$ 7,086.50	\$ 4,000.00
Insurance	\$ 1,500.00	\$ 1,447.00	\$ 1,500.00
Income Taxes	\$ 500.00	\$ -	\$ 500.00
Capital Improvement (includes any big items such as bed	\$ 11,000.00	\$ 20,791.75	\$ 8,000.00
<i>Replacements of Shrubs Throughout</i>			
<i>Concrete Repairs/Steps/Railings</i>			
<i>Front Entrance Signs Landscaping</i>			
Total Operating Expenses	\$ 118,236.00	\$ 148,974.83	\$ 118,166.00
Reserve Growth	\$ 3,977.00	\$ (12,326.50)	\$ 6,047.00
Total Expenses	\$ 122,213.00	\$ 136,648.33	\$ 124,213.00

Bank Balances as of 12/31/16

Checking	\$ 20,793.85
Money Market Account	\$ 27,078.57
Total	\$ 47,872.42