

Pinon Ranch Homeowners Association
2019 Revenue and Expenses; Budget vs Actual. 2020 Budget

	2019 Budget	Actual 1/1/19 to 12/31/19	2020 Approved Budget	
				Notes
REVENUE				(\$329 per lot)
HOA Assessments	\$18,920	\$18,920	\$18,095	member assessments with insurance (55 x \$329)*
Less: Replacement Reserves	-\$1,775	-\$1,775	-\$1,775	Transfer to Replacement Reserves account
Arch./ Landscape / Color review fees	\$0	\$0	\$0	
Title Co & Admin Fees	\$300	\$750	\$150	based on 1 home sale (Note \$150 transfer fee)
Working Capital contributions	\$150	\$385	\$77	based on 1 home sale (Note: Goes for working capital i.e. operational reserves)
Interest	\$0	\$2	\$0	
Late fee / PayPal fees	\$0	\$172	\$0	
Total Revenue	\$17,595	\$18,454	\$16,547	
EXPENSES				
Administrative Services	\$2,300	\$3,015	\$2,300	same as last year
Bank and PayPal service charges	\$0	\$54	\$0	
Business Permits and education	\$189	\$33	\$200	Required State registration fees (DORA & SOS) plus optional CONO membership.
Computer and Internet Expenses	\$350	\$47	\$132	
Insurance Expense	\$1,981	\$1,959	\$2,145	Base on 2020 quote plus 2019 cost for workman comp.
Irrigation equipment repairs	\$525	\$519	\$600	Based on 2019 plus 15%. Also aging irrigation equipment
Lawn & Tree Maintenance	\$4,450	\$3,583	\$3,800	based on this year plus 5%
Office Supplies	\$150	\$15	\$100	reduced
Postage and PO Box	\$160	\$96	\$110	reduced
Printing and Reproduction	\$60	\$0	\$60	same as last year
Professional Fees	\$1,500	\$833	\$1,500	same as last year
Snow removal	\$1,500	\$725	\$1,500	estimate based on 2018 contract rate
Social Functions	\$0	\$0	\$0	Voted to make this an optional contribution
Utilities	\$4,430	\$3,851	\$4,100	Based on 2019 plus 7%. Includes Strom water fee
Total Expenses	\$17,595	\$14,730	\$16,547	
EXCESS OF REVENUE OVER EXPENSES	\$0	\$3,724	\$0	

* 2020 assessment of \$507 per lot breaks downs as \$290 for base assessment plus \$39 for insurance, plus \$178 Trash assessment.

Note : Insurance assessment \$2145 / 55 homes = \$39.

Note 2 : Board approved transferring the 2019 budget surplus to the replacement reserves account, which is \$3724.

HOA Trash service

2020 Trash & Recycling Budget
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REVENUE	
HOA Trash service assessments	\$9,790 (\$178 per home x 55 homes)
Optional Recycling	\$2,190 (estimate 30 homes x \$73)
Convenience fees charged	\$75 (estimate 10 homes x \$7.50)
Late fee / bank fees	\$0
Total Trash & Recycling Revenue	\$12,055
EXPENSES	
Administrative Services	\$545 (5% admin. fee, based on monthly vendor billing for trash and recycling)
Bank fees	\$40 (Estimated)
Convenience fees charged	\$75 (Estimate 10 homes x \$7.50)
Trash vendor	\$8,910 (\$13.50 per month x 12 months x 55 homes)
Recycling vendor	\$1,980 (\$5.50 per month x 12 months x estimated 30 homes)
Collection losses	\$505 (Estimated about 4.2%)
Total Trash & Recycling Expenses	\$12,055
EXCESS OF REVENUE OVER EXPENSES	\$0