

Pinon Ranch HOA - 2020 Year-end accounting & Approved 2021 Budget

| | 2020 Budget | Actual 1/1/20 to 12/31/20 | Approved 2021 Budget | |
|--|-----------------|---------------------------------|----------------------------|---|
| REVENUE | | | | 2021 Budget notes: |
| HOA Assessments | \$18,095 | \$18,095 | \$18,095 | member assessments with insurance (55 x \$329)* |
| Trash & Recycling Assessment | NA | \$12,597 | \$12,562 | Trash \$178 per home plus est. on optional recycling (see detail below) |
| Credit card/ conv. fees | \$0 | \$53 | \$75 | on the semi-annual payment option. |
| Interest | \$0 | \$1 | \$0 | |
| Late fee / PayPal fees | \$0 | \$105 | \$0 | |
| Title Co & Admin Fees | \$150 | \$975 | \$150 | based on 1 home sale (\$150 transfer fee) |
| Working Capital contributions | \$77 | \$760 | \$127 | based on 1 home sale (goes for working capital i.e. operational reserves) |
| Less: Replacement Reserves | -\$1,775 | -\$1,775 | -\$1,545 | Transfer to Replacement Reserves account |
| Total Revenue | \$16,547 | \$30,811 | \$29,464 | |
| EXPENSES | | | | |
| Administrative Services | \$2,300 | \$3,045 | \$2,410 | 3% increase over 2020 budget |
| Bank and PayPal service charges | \$0 | \$43 | \$100 | More folks are paying via ACH bank transfers instead of checks |
| Business Permits and education | \$200 | \$43 | \$200 | Required State reg. fees (DORA & SOS) plus optional CONO membership. |
| Computer and Internet Expenses | \$132 | \$160 | \$300 | website, plus WebEx meeting costs |
| Insurance Expense | \$2,145 | \$3,516 | \$2,145 | Note: we will prepay 10 months of 2021 ins. In 2020 |
| Irrigation equipment repairs | \$600 | \$331 | \$600 | same as last year |
| Lawn & Tree Maintenance | \$3,800 | \$3,700 | \$3,900 | based on this year plus 5% |
| Office Supplies | \$100 | \$33 | \$57 | reduced |
| Postage and PO Box | \$110 | \$130 | \$130 | based on 2020 actual |
| Printing and Reproduction | \$60 | \$65 | \$60 | same as last year |
| Professional Fees | \$1,500 | \$478 | \$1,500 | same as last year |
| Snow removal | \$1,500 | \$478 | \$1,500 | estimate based on 2018 contract rate |
| Social Functions | \$0 | \$0 | \$0 | Voted to make this an optional contribution |
| Trash & Recycling expenses | NA | \$12,037 | \$12,562 | **see detail below |
| Utilities | \$4,100 | \$3,717 | \$4,000 | reduced from 2020. Includes Strom water fee |
| Total Expenses | \$16,547 | \$27,776 | \$29,464 | |
| EXCESS OF REVENUE OVER EXPENSES | \$0 | \$3,035 | \$0 | |

* 2021 assessment of \$507 per lot breaks down as \$290 for base assessment plus \$39 for insurance, and \$178 Trash assessment.

Which is the same as 2020. Whereas inflation for 2020 was about 2%.

<https://cdola.colorado.gov/inflation-denver-aurora-lakewood-consumer-price-index>

Note : Insurance assessment \$2145 / 55 homes = \$39. Note 2: The rate for Optional recycling is \$99 per year (up from \$73 in 2020).

**HOA Trash service

**2021 Trash
& Recycling
Budget**

| | |
|---|---|
| REVENUE | |
| HOA Trash service assessments | \$9,790 (\$178 per home x 55 homes) |
| Optional Recycling | \$2,772 (estimate 28 homes x \$99) |
| Total Trash & Recycling Revenue | \$12,562 |
| EXPENSES | |
| Administrative Services | \$571 (5% admin. fee, based on monthly vendor billing for trash and recycling) |
| Trash vendor | \$8,910 (\$13.50 per month x 12 months x 55 homes) |
| Recycling vendor | \$2,513 (\$7.48 per month x 12 months x estimated 28 homes) |
| Collection losses & possible rate change | \$568 (Estimated about 4.5%) |
| Total Trash & Recycling Expenses | \$12,562 |
| EXCESS OF REVENUE OVER EXPENSES | \$0 |