

# The Ranches Master HOA

## Profit & Loss Budget Overview

### January through December 2007

**INCOME**

1	HOA Income	648,000.00	\$360 per annum (\$30 per month) for General HOA Members
	Other Income		\$180 per annum (\$15 per month) for Sub-HOA Members
2	Violation Fees*	15,000.00	
3	Interest*	2,000.00	
4	Lien & Collection Fees*	3,000.00	
5	Late Fees*	23,000.00	
6	Design Review**	48,000.00	
7	Builder Fees*	10,000.00	
	<b>Total Other Income</b>	<b>101,000.00</b>	
	<b>Total Income</b>	<b>749,000.00</b>	

		Monthly Per Unit Expense	
		General	Sub
<b>EXPENSES</b>			
<b>COMMITTEE EXPENSES</b>			
8	Planning/Community Functions	19,800.00	\$0.92    \$0.46
9	Meeting Expenses	1,200.00	\$0.06    \$0.03
10	Welcome Committee	1,200.00	\$0.06    \$0.03
	<b>Total COMMITTEE EXPENSES</b>	<b>22,200.00</b>	<b>\$1.03    \$0.51</b>
<b>CASH MGMT.</b>			
11	Credit Card Fees	600.00	\$0.03    \$0.01
12	Bank Fees	240.00	\$0.01    \$0.01
13	Bank Service Charges	180.00	\$0.01    \$0.00
	<b>Total CASH MGMT.</b>	<b>1,020.00</b>	<b>\$0.05    \$0.02</b>
<b>ADMINISTRATIVE EXPENSES</b>			
14	Office Lease	12,600.00	\$0.58    \$0.29
15	Donation	4,800.00	\$0.22    \$0.11
16	Bad Debt	12,000.00	\$0.56    \$0.28
17	Education & Seminars	780.00	\$0.04    \$0.02
18	Recording Fees	2,400.00	\$0.11    \$0.06
19	Collection Fees	16,000.00	\$0.74    \$0.37
20	Legal Fees	10,000.00	\$0.46    \$0.23
21	Accounting Fees	6,000.00	\$0.28    \$0.14
22	Management Fee	180,600.00	\$8.36    \$4.18
23	Insurance	7,500.00	\$0.35    \$0.17
	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>252,680.00</b>	<b>\$11.70    \$5.85</b>
<b>CONTRACT LABOR</b>			
24	Design Review Fees	48,000.00	(**offset from other income)
	<b>Total CONTRACT LABOR</b>	<b>48,000.00</b>	
<b>MAINTENANCE</b>			
25	Street Cleaning	6,600.00	\$0.31    \$0.15
26	Snow Removal	12,000.00	\$0.56    \$0.28
27	Landscape Maint.	144,500.00	\$6.69    \$3.34
	<b>Total MAINTENANCE</b>	<b>163,100.00</b>	<b>\$7.55    \$3.77</b>
<b>REPAIRS</b>			
28	Fencing	3,600.00	\$0.17    \$0.08
29	Electrical	1,200.00	\$0.06    \$0.03
30	Plumbing	2,400.00	\$0.11    \$0.06
31	Trails	3,600.00	\$0.17    \$0.08
32	Playground Equipment	1,200.00	\$0.06    \$0.03
33	Landscape	20,000.00	\$0.93    \$0.46
34	Signs	2,400.00	\$0.11    \$0.06

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<b>Total REPAIRS</b>	34,400.00	\$1.59	\$0.80
<b>SUPPLIES</b>			
35 Misc. Supplies	600.00	\$0.03	\$0.01
36 Printing	15,000.00	\$0.69	\$0.35
37 Postage/Delivery	6,600.00	\$0.31	\$0.15
38 Office Supplies	5,400.00	\$0.25	\$0.12
<b>Total SUPPLIES</b>	27,600.00	\$1.28	\$0.64
<b>UTILITIES</b>			
39 Water	51,000.00	\$2.36	\$1.18
<b>Total UTILITIES</b>	51,000.00	\$2.36	\$1.18
<b>Total Expense</b>	600,000.00	\$25.56	\$12.77
<b>Net Income</b>	<b>149,000.00</b>		
<b>RESERVE</b>			
40 General Reserve	96,000.00	\$4.44	\$2.22
41 Improvements Reserve	53,000.00	(*offset from other income)	
<b>Total RESERVE</b>	149,000.00		
<b>Total Expenses with Reserves</b>	749,000.00	\$30.00	\$15.00
<b>TOTAL NET INCOME</b>	0.00		