

Santa Fe Trail Ranch POA

BUDGET 2017 - Comparison to 2016 - Fiscal year beginning January 1, 2017

	2016 Budget	2017 Budget	Increase (Decrease)	
2014 Carryforward for Road Maint & Bridge Upgrading				
Annual Dues - 454 lots @ \$725.28 per lot	13,793	209,411	195,618	
Less: Reserve for Bridge Overruns	329,277	329,277	0	454 lots @ \$725.28/lot
Less: Forest Health & Wildfire Mitigation Reserve	-80,000	-160,000	-80,000	
Less: Allowance for Bad Debt	-27,026	-8,418	18,608	
	-7,253	-7,253	0	Projecting 10 lots @\$725.28
Total Cash	228,791	363,018	134,226	
Grazing Lease	3,000	4,000	1,000	
Interest (general only)	1,000	800	-200	
Finance Charges	2,000	1,600	-400	
Conservancy Trust Fund	750	300	-450	
Lien Fees	650	350	-300	
Processing fees	2,500	2,500	0	Assumes 125 @ \$20
Other	0	0	0	
Total GENERAL INCOME	238,691	372,568	133,876	
GENERAL EXPENSES				
Admin - Accounting Services	8,200	8,200	0	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	2,500	2,500	0	Postage & Office Supplies
- Insurance	6,800	7,000	200	
- Oversight Fees & Expenses	0	15,000	15,000	
- Legal	10,000	25,000	15,000	
- Property Taxes	500	500	0	
- Credit Card Fees	2,200	2,200	0	Assumes 125 @ \$725.28 @ 2.5%
- Other	3,000	3,000	0	Lien Fees, Income Taxes & Other Meeting expenses
Total ADMIN	33,200	63,400	30,200	
Common - Road Work	153,051	230,368	77,317	
- Snow Removal	26,000	26,000	0	Any excess to be used where needed
- Bldg/equip	4,000	25,000	21,000	One-time payment for Security Camera Equipment
- Trash Removal	13,440	16,800	3,360	\$1,400 per month
- Weed Control	2,000	1,000	-1,000	Chemicals & supplies for weed control
- Greenlands	500	500	0	Annual Conservancy Lease
- Utilities	2,000	2,500	500	Hotline telephone & Electricity for guard shack & mailbox light
Total COMMON	200,991	302,168	101,177	
Communications	2,500	1,000	-1,500	Annual meeting mailing & website costs
Covenant Committee	1,000	500	-500	
Forest Health & Wildfire Mitigation	0	5,000	5,000	
Depreciation Expense	N/A	N/A	0	Non-cash item, not budgeted for
Community Preparedness	1,000	500	-500	Vehicle stickers
Total GENERAL EXPENSES	238,691	372,568	133,877	
NET GENERAL	0	0	0	
NET INCOME (LOSS)	0	0	0	NET CASH BUDGET