

Santa Fe Trail Ranch POA

BUDGET 2018 - Comparison to 2017 - Fiscal year beginning January 1, 2018

	2017 Budget	2018 Budget	Increase (Decrease)	
2017 Carryforward for Road Maint & Capital Improvements	209,411	292,304	82,893	
Annual Dues - 454 lots @ \$741 per lot	329,277	336,414	7,137	454 lots @ \$741.00/lot
Less: Reserve for Bridge Overruns	-160,000	0	160,000	
Less: Forest Health & Wildfire Mitigation Reserve	-8,418	0	8,418	
Less: Reserve for Capital Improvements	0	-150,000	-150,000	
Less: Allowance for Bad Debt	-7,253	-7,410	-157	Projecting 10 lots @\$741.00
Total Cash	363,017	471,308	108,291	
Grazing Lease	4,000	5,000	1,000	
Interest (general only)	800	1,500	700	
Finance Charges	1,600	1,600	0	
Conservancy Trust Fund	300	500	200	
Lien Fees	350	350	0	
Processing fees	2,500	2,500	0	Assumes 125 @ \$20
Other	0	1,000	1,000	
Total GENERAL INCOME	372,567	483,758	111,191	
GENERAL EXPENSES				
Admin - Accounting Services	8,200	8,800	600	Accounting = \$800/mo-3 mos,\$600/mo=9 mos Annual CPA review = \$1000
- Supplies	2,500	2,500	0	Postage & Office Supplies
- Insurance	7,000	7,000	0	
- Oversight Fees & Expenses	15,000	15,000	0	
- Legal	25,000	10,000	-15,000	
- Property Taxes	500	500	0	
- Credit Card Fees	2,200	2,300	100	Assumes 125 @ \$725.28 @ 2.5%
- Other	3,000	2,500	-500	Lien Fees, Income Taxes & Other Meeting expenses
Total ADMIN	63,400	48,600	-14,800	
Common - Road Work	230,368	348,798	118,430	
- Snow Removal	26,000	26,000	0	Any excess to be used where needed
- Bldg/equip	25,000	25,000	0	Security equipment & New Guard Shack
- Trash Removal	16,800	16,800	0	\$1,400 per month
- Weed Control	1,000	500	-500	Chemicals & supplies for weed control
- Greenlands	500	500	0	Annual Conservancy Lease
- Utilities	2,500	3,000	500	Hotline telephone & Electricity for guard shack & mailbox light
Total COMMON	302,168	420,598	118,430	
Communications	1,000	1,000	0	Annual meeting mailing & website costs
Covenant Committee	500	500	0	
Forest Health & Wildfire Mitigation	5,000	12,561	7,561	
Depreciation Expense	N/A	N/A	0	Non-cash item, not budgeted for
Community Preparedness	500	500	0	Vehicle stickers
Total GENERAL EXPENSES	372,568	483,759	111,191	
NET GENERAL	0	0	0	
NET INCOME (LOSS)	0	0	0	NET CASH BUDGET