

**Pine Meadow Ranch Owners Association
2019 Proposed Budget**

Approved
November 13, 2018,
by Attending Members

	Approved
2019 Annual Assessments	312,620.00
Finance Charge Income	10,000.00
Road Income (Church Camps)	11,036.00
Road Maintenance Cont (SS lots)	10,000.00
Construction Assessment Fees	42,000.00
Annual Assessments Prior Years	2,000.00
Total Income	387,656.00
FIXED EXPENSES	
Accounting-Tax Preparation	250.00
Bank Service Charges (CC PROC)	7,000.00
Equipment Reserve Fund Expense	0.00
Liability/Truck Insurance	7,200.00
Payroll Expense	
Health Insurance-Employee	30,000.00
Payroll	123,000.00
Payroll Tax Expense	11,637.38
Payroll Temp Help	0.00
Work Comp Insurance	6,935.00
Total Payroll Expense	171,572.38
Professional Fees	25,500.00
Property Taxes	12,000.00
Taxes-1120H	192.00
State	42.00
Telephone	1,200.00
Utilities Propane	1,000.00
Total FIXED EXPENSES	225,956.38
VARIABLE EXPENSES	
Internet/Web Expense	600.00
Legal Fees	
CCr's Review \$15K Cap	11,597.90
Legal Fees - Other	2,782.50
Total Legal Fees	14,380.40
Licenses and Permits	500.00
Mail Boxes (One-time Purchase)	0.00
Office Supplies	552.71
Postage, Printing & Mailing	4,000.00
Building Repairs & Maintenance	1,000.00
Equipment Large Mach repair	10,000.00
Equipment Rental	20,000.00
Fuel/Gasoline	2,000.00
Diesel	7,000.00
Road Maintenance Snow Plowing	20,000.00
Purchases/hauling	40,000.00
Sand/Winter	10,000.00
Culvert installation	2,000.00
Miscellaneous Road Projects	3,000.00
Roads-Mag Water Installation	14,000.00

Cash Basis

**Pine Meadow Ranch Owners Association
2019 Proposed Budget**

Meeting	400.00
Total VARIABLE EXPENSES	149,433.11
Total Expense	375,389.49
Net Ordinary Income	\$ 12,266.51

Pine Meadow Ranch Owners Association
Reserve Fund Analysis
 November 2018

Money Market Reserve Accounts	Interest	Balance
Money Market	0.50%	135,349.31
Money Market-Restricted	0.50%	75,226.55
		210,575.86
		210,575.86
2018 Funded Reserve Budget	Contribution	Balance
2017 Contribution	0	210,575.86
2018 Contribution	0	210,575.86
2019 Contribution	0	210,575.86

Profit & Loss Budget vs. Actual

2017 | November 2018

Budget Comparison

	Jan - Dec 17	Budget	Jan 1 - Nov 18	Budget
2018 Annual Assessments	0.00		274,475.63	280,000.00
Other				
PO Box Assessment	0.00		2,325.00	0.00
Delinquent Assessment Fee Inc	2,287.93		2,105.07	0.00
Finance Charge Income	4,267.43	10,000.00	1,273.22	10,000.00
Fine income	2,000.00		0.00	0.00
Keys	900.00		700.00	0.00
Parking Decals	58.00		81.00	0.00
Road Income (Church Camps)	11,036.00	11,036.00	11,036.00	11,036.00
Road Maint Cont (Other)	300.00		3,000.00	0.00
Road Maintenance Cont (SS lots)	7,912.00	10,000.00	9,448.59	10,000.00
Services 5%	3,560.00		2,840.00	0.00
Total Other	32,321.36	31,036.00	32,808.88	31,036.00
Construction Assessment Fees	65,631.60	21,000.00	75,444.80	42,000.00
Revenue-Assessments-prior yrs				
Annual Assessments 2014	335.26		0.00	0.00
Annual Assessments 2015	1,596.59		4.64	0.00
Annual Assessments 2016	2,760.01		156.71	0.00
Annual Assessments 2017	236,823.49	229,710.00	1,477.81	0.00
Annual Assessments Prior Years	-616.02	2,000.00	543.90	2,000.00
Total Revenue-Assessments-prior yrs	240,899.33	231,710.00	2,183.06	2,000.00
	338,852.29	283,746.00	384,912.37	355,036.00
	338,852.29	283,746.00	384,912.37	355,036.00
FIXED EXPENSES				
Accounting-Tax Preparation	150.00	250.00	150.00	250.00
Bank Service Charges (CC PROC)	5,987.81	4,500.00	7,361.89	5,500.00
Equipment Reserve Fund Expense	0.00	0.00	0.00	0.00
Insurance				
PO Box Damage Insurance	0.00		0.00	0.00
D&O	1,072.00		1,046.26	0.00
Liability Insurance	1,911.91	6,000.00	3,678.84	6,000.00
Truck	2,324.80		2,365.11	0.00
Total Insurance	5,308.71	6,000.00	7,090.21	6,000.00
Payroll Expense				
Health Insurance-Employee	16,104.70	20,625.00	21,685.40	30,000.00
Payroll	76,199.75	63,000.00	100,702.07	115,000.00
Payroll Tax Expense	6,485.61	7,500.00	8,124.82	13,687.50
Payroll Temp Help	4,104.60	22,000.00	1,252.80	0.00
Work Comp Insurance	2,317.83	3,800.00	1,727.19	6,935.00
Payroll Expense - Other	46.00		130.00	0.00
Total Payroll Expense	105,258.49	116,925.00	133,622.28	165,622.50
Professional Fees				
Mileage	263.25		298.35	0.00

Profit & Loss Budget vs. Actual

2017 | November 2018

Budget Comparison

	Jan - Dec 17	Budget	Jan 1 - Nov 18	Budget
Secretarial Services	28,325.00	20,000.00	22,475.00	25,000.00
Total Professional Fees	28,588.25	20,000.00	22,773.35	25,000.00
Property Taxes	11,557.59	7,600.00	0.00	10,000.00
Taxes-1120H				
Federal	192.00		0.00	192.00
Local	10.00		0.00	0.00
State	32.00		0.00	42.00
Total Taxes-1120H	234.00		0.00	234.00
Telephone	1,184.45	1,200.00	1,077.27	1,200.00
Utilities				
Propane/Gas	1,027.69	1,000.00	959.35	1,000.00
Total Utilities	1,027.69	1,000.00	959.35	1,000.00
Total FIXED EXPENSES	159,296.99	157,475.00	173,034.35	214,806.50
VARIABLE EXPENSES				
Depreciation Expense	4,117.00		0.00	0.00
Internet/Web Expense	298.49	300.00	167.28	300.00
Legal Fees				
CCr's Review \$15K Cap	2,900.00		2,200.00	0.00
Legal Fees - Other	11,702.00	3,000.00	11,958.80	5,000.00
Total Legal Fees	14,602.00	3,000.00	14,158.80	5,000.00
Licenses and Permits	120.75	600.00	51.00	300.00
Mail Boxes	7,454.91		0.00	0.00
Office Supplies	674.70	300.00	179.02	300.00
Postage, Printing & Mailing	2,883.50	3,000.00	1,692.67	3,000.00
Repairs				
Building Repairs & Maintenance	380.69	1,000.00	916.98	1,000.00
Grounds Maintenance	182.01		362.59	0.00
Janitorial Exp	21.28		0.00	0.00
Total Repairs	583.98	1,000.00	1,279.57	1,000.00
Equipment Repair & Maint				
Equipment Large Mach repair	3,982.02	10,000.00	3,354.17	10,000.00
Equipment Small Repair & Main	1,924.92		2,432.00	0.00
Truck-F350	2,375.09		7,339.86	0.00
Truck-Ranger	418.62		201.32	0.00
Equipment Repair & Maint - Oth	430.41		1,658.28	0.00
Total Equipment Repair & Maint	9,131.06	10,000.00	14,985.63	10,000.00
Equipment Rental	20,510.54		24,630.01	25,000.00
Equipment Purchase (Budget)	0.00		27,500.00	0.00
Fuel/Gasoline	0.00		1,066.30	2,000.00
Diesel	4,977.69	7,500.00	5,783.20	5,500.00
Road Maintenance				
Snowplowing				
Junction Court to Arapahoe	0.00		0.00	20,000.00
Snowplowing - Other	1,875.00		0.00	0.00

Profit & Loss Budget vs. Actual

2017 | November 2018

Budget Comparison

	Jan - Dec 17	Budget	Jan 1 - Nov 18	Budget
Total Snowplowing	1,875.00		0.00	20,000.00
Aggregate				
Purchases/hauling	55,805.34	35,000.00	48,045.00	40,000.00
Sand/Winter	0.00		0.00	10,000.00
Aggregate - Other	55,472.79		0.00	0.00
Total Aggregate	111,278.13	35,000.00	48,045.00	50,000.00
Culvert installation	0.00	2,000.00	0.00	2,000.00
General Road Repair				
Miscellaneous Road Project	829.16	1,200.00	59.74	5,000.00
Total General Road Repair	829.16	1,200.00	59.74	5,000.00
Roads-Mag Water Installation	9,268.19	12,000.00	12,917.09	12,000.00
Total Road Maintenance	123,250.48	50,200.00	61,021.83	89,000.00
Travel & Ent				
Meals	113.09		0.00	0.00
Meeting	225.00		270.00	0.00
Total Travel & Ent	338.09		270.00	0.00
Total VARIABLE EXPENSES	188,943.19	75,900.00	152,785.31	141,400.00
Total Expense	344,123.18	233,375.00	325,819.66	356,206.50
Net Ordinary Income	-5,270.89	50,371.00	59,092.71	-1,170.50
Interest Income	304.08		242.00	0.00
Revenue from sale of equipment	0.00		-13,500.00	0.00
	304.08		-13,258.00	0.00
	304.08		-13,258.00	0.00
	304.08		-13,258.00	0.00
	-4,966.81	50,371.00	45,834.71	-1,170.50