

EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION, INC.

(Revised 1/11/17)

	12/31/2015	2016	12/31/2016	2017
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>
Beginning Reserve Balance	\$61,771.36	\$59,161.01	\$59,347.96	\$61,246.03
<u>INCOME:</u>				
Annual Dues (2015 @ \$120 X 133 Lots)	\$15,240.00	\$15,960.00	\$15,124.98	\$15,960.00
Late Fees/Finance Chgs.	\$632.46	\$180.00	\$1,190.74	\$300.00
Bank Interest	\$29.87	\$50.00	\$31.33	\$35.00
Other Income (Legal & Ditch reimb., HOA Transfer Fees: \$100/ea.	\$794.97 \$600.00	\$500.00	* -\$1,156.29 \$1,000.00	\$500.00
TOTAL INCOME:	<u>\$17,297.30</u>	<u>\$16,690.00</u>	<u>\$16,190.76</u>	<u>\$16,795.00</u>
<u>EXPENSES:</u>				
Fed.& State Corp. Returns/Taxes	\$175.00	\$175.00	\$175.00	\$175.00
Administration Payroll	\$4,491.31	\$4,800.00	\$4,800.00	\$4,800.00
Payroll Dept. Fees & Payroll Taxes	\$1,882.03	\$1,600.00	\$1,710.20	\$1,710.00
Bank Charges/Cr.Card Processing Fees	\$1,750.24	\$1,500.00	\$1,514.97	\$1,600.00
Copies/Postage/Nwltrs./Supplies	\$58.11	\$50.00	\$123.73	\$135.00
Insurance	\$2,137.00	\$2,150.00	\$2,237.00	\$2,300.00
Legal (Covenants,By-Laws,R&R,Liens)	\$967.47	\$1,500.00		\$1,000.00
Common Area Maintenance:				
Toilet Rental (8 months) \$117.97/mo.	\$1,498.32	\$1,600.00	\$1,490.46	\$944.00
Trash -Phoenix (8 mos) \$34.70/mo.	\$284.20	\$360.00	\$375.81	\$278.00
Landscaping (6 months)(Signs)	\$1,454.98	\$1,800.00	\$1,500.00	\$1,800.00
Repairs/Maintenance/Beach/Gate	\$4,858.85	\$1,000.00		\$1,000.00
Mtgs./Ads/Website/Picnic	\$218.75	\$300.00	\$301.13	\$300.00
TOTAL EXPENSES:	<u>\$19,776.26</u>	<u>\$16,835.00</u>	<u>\$14,228.30</u>	<u>\$16,042.00</u>
Surplus or (Deficit)	(\$2,478.96)	(\$145.00)	\$1,962.46	\$753.00
Ending Reserve Balance	\$59,161.01	\$59,016.01	\$61,246.03	\$61,999.03

	12/31/2015	2016	12/31/2016	2017
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>
<u>IRRIGATION BUDGET:</u>				
<u>INCOME: (60 LOTS)</u>				
Ditch Assessments (\$105/LOT)	\$5,985.00	\$6,300.00	\$6,195.00	\$6,300.00
<u>EXPENSES:</u>				
Pioneer Ditch Fees for Adjudicated Water	\$1,390.48	\$1,390.00	\$1,390.48	\$1,390.00
Irrigation Manager	\$3,120.00	\$3,000.00	\$3,000.00	\$3,000.00
Administration	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Legal	\$63.00	\$500.00	\$326.00	\$500.00
Miscellaneous	\$342.91	\$210.00	\$342.91	\$210.00
TOTAL DITCH EXPENSES:	<u>\$6,116.39</u>	<u>\$6,300.00</u>	<u>\$6,259.39</u>	<u>\$6,300.00</u>
Surplus or (Deficit)	(\$131.39)	\$0.00	(\$64.39)	\$0.00

* NOTE: Bad debt right off of 80 Oxford Place