

**Ranch at Coulter Creek HOA
2021 Approved Operating Budget**

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	July 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	TOTAL
Ordinary Income/Expense													
Income (26 Lots)													
Homeowner's Assessments	23,050.00	0.00	0.00	23,050.00	0.00	0.00	23,050.00	0.00	0.00	23,050.00	0.00	0.00	92,200.00
Reserve Assessment	4,250.00	0.00	0.00	4,250.00	0.00	0.00	4,250.00	0.00	0.00	4,250.00	0.00	0.00	17,000.00
Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	27,300.00	0.00	0.00	27,300.00	0.00	0.00	27,300.00	0.00	0.00	27,300.00	0.00	0.00	109,200.00
Total Income	27,300.00	0.00	0.00	27,300.00	0.00	0.00	27,300.00	0.00	0.00	27,300.00	0.00	0.00	109,200.00
Expense													
General and Administrative													
6002 - Design Review	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6003 - Ranch Manager Salary Review	2,083.37	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	25,000.00
6004 - Con Res Assmnt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
6005 - Management Fees	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00
6006 - Phone	199.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	2,300.00
6007 - Internet	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	912.00
6008 - Insurance/Liability	877.75	877.75	877.75	877.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,511.00
6009 - Insurance/Auto	193.75	193.75	193.75	193.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
6010 - Insurance/Package	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6011 - Legal/HOA	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6012 - Legal/Water	185.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	2,000.00
6013 - Legal/Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6014 - Office Expense	70.00	0.00	30.00	0.00	0.00	0.00	130.00	0.00	130.00	0.00	140.00	0.00	500.00
6015 - Accounting	40.00	40.00	40.00	40.00	40.00	60.00	40.00	40.00	40.00	40.00	40.00	40.00	500.00
6016 - SS/Med	159.42	159.42	159.42	159.42	159.42	159.42	159.42	159.42	159.42	159.42	159.40	159.40	1,913.00
6017 - Workers Comp Ins	119.10	119.08	119.08	119.08	119.08	119.08	119.08	119.08	119.08	119.08	119.08	119.10	1,429.00
6018 - Unemployment Ins	36.25	36.25	36.25	36.25	36.25	36.25	36.25	36.25	36.25	36.25	36.25	36.25	435.00
6019 - Reserve Expense	4,250.00	0.00	0.00	4,250.00	0.00	0.00	4,250.00	0.00	0.00	4,250.00	0.00	0.00	17,000.00
Total General and Administrative	9,114.64	4,766.58	4,796.58	9,016.58	3,695.08	3,715.08	8,075.08	4,695.08	3,825.08	7,945.08	3,835.06	3,695.08	67,175.00
Maintenance													
6100 - Open Space Maintenance	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6101 - Landscaping	0.00	0.00	0.00	200.00	200.00	300.00	300.00	300.00	200.00	0.00	0.00	0.00	1,500.00
6102 - Snow Removal	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	200.00	500.00
6103 - Roads	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6104 - Ditches and Reservoirs	0.00	0.00	0.00	0.00	200.00	200.00	200.00	200.00	200.00	0.00	0.00	0.00	1,000.00
6105 - Ranch House	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	1,500.00
6106 - Gates	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	1,000.00
6107 - Other	50.00	100.00	100.00	50.00	100.00	100.00	50.00	100.00	100.00	50.00	100.00	100.00	1,000.00
6108 - Water System/Pumps	0.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	2,500.00
6109 - Water System/Generator	0.00	0.00	0.00	250.00	250.00	250.00	250.00	250.00	250.00	0.00	0.00	0.00	1,500.00
6110 - Water System/Comp-Boards	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	2,000.00
6111 - Water System/Supplies	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	2,500.00
6112 - Hydrant testing	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6113 - Water System/Testing-CE	0.00	0.00	0.00	0.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	360.00
6114 - Fences and Barns	0.00	0.00	0.00	400.00	400.00	400.00	400.00	200.00	0.00	0.00	0.00	0.00	1,800.00
6115 - Contingency	1,043.75	0.00	0.00	1,043.75	0.00	0.00	1,043.75	0.00	0.00	1,043.75	0.00	0.00	4,175.00
Total Maintenance	1,293.75	100.00	600.00	2,443.75	2,650.00	3,250.00	6,603.75	2,550.00	2,250.00	1,093.75	700.00	300.00	23,835.00
Equipment													

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	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	July 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	TOTAL
6200 - License/Registration	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00
6201 - Gasoline	250.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	250.00	2,500.00
6202 - Truck Repairs	100.00	150.00	150.00	100.00	150.00	100.00	150.00	100.00	150.00	100.00	150.00	100.00	1,500.00
6203 - Small Engine	200.00	150.00	150.00	200.00	150.00	150.00	200.00	150.00	150.00	200.00	150.00	150.00	2,000.00
Total Truck/Equipment	690.00	500.00	500.00	500.00	500.00	450.00	550.00	450.00	500.00	500.00	500.00	500.00	6,140.00
Utilities													
6500 - Electricity	1,000.00	1,000.00	1,200.00	1,200.00	1,200.00	800.00	800.00	500.00	500.00	500.00	900.00	1,000.00	10,600.00
6501 - Propane	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00
6504 - Waste Disposal	175.00	0.00	0.00	175.00	0.00	0.00	175.00	0.00	0.00	175.00	0.00	0.00	700.00
Total Utilities	1,237.50	1,062.50	1,262.50	1,437.50	1,262.50	862.50	1,037.50	562.50	562.50	737.50	962.50	1,062.50	12,050.00
Total Expense	12,335.89	6,429.08	7,159.08	13,397.83	8,107.58	8,277.58	16,266.33	8,257.58	7,137.58	10,276.33	5,997.56	5,557.58	109,200.00
Net Income	14,964.11	-6,429.08	-7,159.08	13,902.17	-8,107.58	-8,277.58	11,033.67	-8,257.58	-7,137.58	17,023.67	-5,997.56	-5,557.58	0.00

2021 - reflects no increase to assessments, \$163.46 reserves, \$886.54 operating
2020 Operating budget with \$150/quarter/lot increase to assessments