

**ROOSEVELT RIDGE HOMEOWNERS ASSOCIATION
BUDGET 2020**

	2018 ACTUALS	2019	2019	2020	BUDGET COMMENTS
		SEP YTD	PRO-FORMA	BUDGET	
ORDINARY INCOME/EXPENSES					
INCOME					
DUES INCOME	\$ 26,900	\$ 22,500	\$ 29,400	\$ 41,400	increase to original \$150 per month (23 lots)
NON-ANNEXED LOT PAYMENTS		\$ 1,500	\$ 1,500	\$ 1,500	Charge for 1 x non-annexed lots (HOA to discuss amount)
SNOW PLOW 50% SHARE				\$ -	pending HOA discussion & vote
ESCROW DEMAND INCOME		\$ 500	\$ 500	\$ 500	fees for documents, transfers, and DRC review fees
TOTAL INCOME	\$ 26,900	\$ 24,500	\$ 31,400	\$ 43,400	
EXPENSES					
COMPUTER & INTERNET IMPROVEMENTS	95	147	\$ 147	\$ -	Stopped use of G-suite for Board
ROAD WORKS	\$ 51,420	\$ 3,055	\$ 3,055	\$ 6,000	SJH chip piles and road works
ROAD GRADING (2X)			\$ 2,000	\$ 4,000	Increase grading to twice per year
SECURITY	\$ 458			\$ 1,000	Camera replacement, gate, chain, locks
ENTRY WAY/GATE/SIGNAGE	\$ 921	\$ 1,070	\$ 1,070	\$ 1,500	Camera repairs, cosmetic upgrades, electronic equipment
TOTAL IMPROVEMENTS	\$ 52,798	\$ 4,125	\$ 6,125	\$ 12,500	
BANK SERVICE CHARGES	\$ 600	\$ 269	\$ 350	\$ 350	Stop use of credit card for HOA fees due to charges
DUES & SUBSCRIPTIONS	\$ 452	\$ 464	\$ 464	\$ 470	CT Corporation -\$450
INSURANCE (LIABILITY)	\$ 878	\$ 981	\$ 981	\$ 1,000	
POSTAGE & DELIVERY	\$ 500	\$ 500	\$ 500	\$ 500	
PROFESSIONAL FEES					
ACCOUNTANT	\$ 550	\$ 600	\$ 550	\$ 600	
BOOKKEEPER	\$ 1,035	\$ 913	\$ 1,000	\$ 1,000	
ARCHITECT FEES		\$ 600	\$ 600	\$ 1,200	
PROJECT MANAGEMENT	\$ 900			\$ -	
LEGAL FEES	\$ 1,716	\$ 4,254	\$ 7,000	\$ 8,000	
TOTAL PROFESSIONAL FEES	\$ 4,201	\$ 6,367	\$ 9,150	\$ 10,800	
SNOW PLOWING	\$ 5,863	\$ 6,375	\$ 7,500	\$ 7,000	
OFFICE SUPPLIES		\$ 54	\$ 100	\$ 100	
UTILITIES					
PHONE/FAX/DATA	\$ 1,159	\$ 1,038	\$ 1,200	\$ 1,200	
GAS & ELECTRIC	\$ 297	\$ 225	\$ 300	\$ 300	
TOTAL UTILITIES	\$ 1,456	\$ 1,263	\$ 1,500	\$ 1,500	
TOTAL EXPENSES	\$ 66,843	\$ 20,545	\$ 25,589	\$ 34,220	
NET ORDINARY INCOME	\$ (39,943)	\$ 3,955	\$ 5,811	\$ 9,180	Need To Rebuild HOA Reserve Account Balance
OTHER INCOME/EXPENSES					
OTHER INCOME					
CREDIT CARD FEES		61.9	\$ 60.00	\$ 60.00	
INTEREST INCOME	\$ 9	7.08	\$ 7.00	\$ 7.00	
GATE REMOTES	\$ 1,485				
SNOW PLOW ALL YEAR ACCESS	\$ 1,388	2039	2039		
TOTAL OTHER INCOME	\$ 2,873	\$ 2,039	\$ 2,039	\$ -	
NET OTHER INCOME	\$ 2,881	\$ 2,108	\$ 2,106	\$ 67	
NET INCOME	\$ (37,062)	\$ 6,063	\$ 7,917	\$ 9,247	