

Cagney Ranch Estates Homeowners Association, Inc.

Fiscal Year End - December 31

2021 Approved Operating Budget

G/L #	DESCRIPTION	2021 MONTHLY	Owner Monthly Cost	2021 ANNUAL
Income				
41010	ASSOCIATION DUES	13,410.00	\$298.00	160,920.00
	Total Income	13,410.00		160,920.00
Administrative & Accounting				
61010	ACCOUNTING & AUDITS	100.00	\$ 2.22	1,200.00
61045	BAD DEBT EXPENSE	30.00	\$ 0.67	360.00
61063	COLLECTION COSTS	20.00	\$ 0.44	240.00
61080	FRANCHISE TAX	2.00	\$ 0.04	24.00
61130	INSURANCE	602.00	\$ 13.38	7,224.00
61370	WORKERS COMPENSATION	41.00	\$ 0.91	492.00
61150	LEGAL FEES	900.00	\$ 20.00	10,800.00
61180	MANAGEMENT FEES	915.00	\$ 20.33	10,980.00
61195	MEETING EXPENSES	12.00	\$ 0.27	144.00
61200	OFFICE EXPENSES	40.00	\$ 0.89	480.00
61250	POSTAGE	66.00	\$ 1.47	792.00
31270	RESERVE STUDY	0.00	\$ -	0.00
	Total Administrative	2,728.00	\$ 60.62	32,736.00
Maintenance & Repairs				
62065	BRUSH CLEARANCE	3,400.00	\$ 75.56	40,800.00
62190	COMMON AREA MAINTENANCE	3,055.00	\$ 67.89	36,660.00
62200	LANDSCAPING EXTRAS	225.00	\$ 5.00	2,700.00
62210	GENERAL REPAIRS	270.00	\$ 6.00	3,240.00
62225	HORSE & HIKING TRAILS	250.00	\$ 5.56	3,000.00
62340	PEST CONTROL	250.00	\$ 5.56	3,000.00
62350	PLUMBING REPAIRS	105.00	\$ 2.33	1,260.00
62405	SECURITY HARDWARE REPAIRS	65.00	\$ 1.44	780.00
62420	STORAGE	7.00	\$ 0.16	84.00
	Total Maintenance	7,627.00	\$169.49	91,524.00
Utilities				
63010	ELECTRICITY	200.00	\$ 4.44	2,400.00
63040	WATER & SEWER	1,800.00	\$ 40.00	21,600.00
61060	INTERNET (for CAMERAS)	195.00	\$ 4.33	2,340.00
	Total Utilities	2,195.00	\$ 48.78	26,340.00
	NET OPERATING INCOME	860.00		10,320.00
90010	RESERVE ALLOCATION	860.00	\$ 19.11	10,320.00
	NET INCOME	0.00		0.00