

**Rinn Valley Ranch Homeowners' Association Budget Proposal for 2010**  
**Prepared and submitted by Chris Cholas, President**

Rinn Valley HOA community members, the following covers the 2010 budget proposal. The budget proposes a \$100 per year increase to \$400 total. The extra funds will be used to hire an HOA management company for enforcement, finances, legal and other actions. The HOA, to date, has been unable to obtain consistent volunteer participation to run the HOA. The HOA feels that hiring a management company is the right solution to make sure that our covenants and rules are being enforced. As you look around the neighborhood you will notice weeds, non-compliant trailers, yards, etc. The management company will fix this problem for us.

	<b>Proposed Budget thru August 2010</b>		<b>Proposed Budget thru August 2009</b>		<b>Actual / Forecast 2009</b>	<b>Variance to Budget 2009</b>
<b><u>Expenses:</u></b>			<b><u>Current</u></b>			
Accounting for taxes	\$300.00	0.50%	\$300.00	0.70%	\$275.00	\$25.00
Business Registration	\$10.00	0.00%	\$10.00	0.00%	\$20.00	\$(10.00)
Room Rental - 1x	\$180.00	0.30%	\$150.00	0.30%	\$-	\$150.00
General Maintenance	\$400.00	0.70%	\$400.00	0.90%	\$-	\$400.00
Insurance	\$800.00	1.40%	\$700.00	1.60%	\$569.50	\$130.50
Landscaping including field mowing	\$14,000.00	23.60%	\$14,000.00	31.50%	\$4,077.00	\$9,923.00
Legal	\$7,000.00	11.80%	\$5,000.00	11.30%	\$1,175.00	\$3,825.00
Postage / Printing / Envelopes	\$0.00	0.00%	\$200.00	0.50%	\$40.00	\$160.00
Web site / e-mail	\$0.00	0.00%	\$240.00	0.50%	\$-	\$240.00
P.O. Box	\$60.00	0.10%	\$54.00	0.10%	\$56.00	\$(2.00)
General Accounting	\$2,500.00	4.20%	\$3,000.00	6.80%	\$640.00	\$2,360.00
Property Management	\$12,000.00	20.30%	\$0.00	0.00%	n/a	n/a
Petty Cash	\$0.00	0.00%	\$200.00	0.50%	\$-	\$200.00
Filing Cabinet - fireproof	\$0.00	0.00%	\$1,000.00	2.30%	\$-	\$1,000.00
Sprinkler work	\$800.00	1.40%	\$800.00	1.80%	\$606.00	\$194.00
Pump Maintenance	\$3,000.00	5.10%	\$2,000.00	4.50%	\$924.00	\$1,076.00
Utilities: Left Hand Water	\$7,000.00	11.80%	\$7,000.00	15.80%	\$949.60	\$6,050.40
Utilities: United Power	\$3,000.00	5.10%	\$3,000.00	6.80%	\$1,246.58	\$1,753.42
Weld County taxes	\$150.00	0.30%	\$150.00	0.30%	\$83.94	\$66.06
Reserves	\$6,000.00	10.10%	\$6,200.00	14.00%		\$6,200.00
Community Activities	\$2,000.00	3.40%	\$0.00	0.00%	\$1,737.15	\$(1,737.15)
	\$59,200.00	100.00%	\$44,404.00	100.00%	\$29,432.55	\$14,967.00
Total Funds	\$59,200.00		\$44,400.00			
Annual cost per unit	<b>\$400</b>		<b>\$300</b>			