

**Ghost River Ranch POA**  
**BUDGET REPORT & FINANCIAL REVIEW 2017-2021**  
 Fiscal Year January 1 - December 31  
 By: Debbie Oborny, GRR POA Secretary/Treasurer

	Actual	Actual	Actual	Actual	Actual	Budget
	2017	2018	2019	2020	2021	2022
<b>INCOME:</b>						
Annual Assessments Expected (\$250 x 155 lots)	\$ 27,125	\$ 27,125	\$ 27,125	\$ 27,125	\$ 27,125	\$ 38,750
Past Due Collected	\$ 3,470	\$ (1,215)	\$ 2,850	\$ 8,060	\$ 5,547	\$ 2,000
TOTAL RECEIVED	\$ 30,595	\$ 25,910	\$ 29,975	\$ 35,185	\$ 32,672	\$ 40,750
Grazing Lease	\$ 839	\$ 1,605	\$ 2,501	\$ 2,209	\$ 1,833	\$ 2,670
<b>TOTAL INCOME:</b>	<b>\$ 31,434</b>	<b>\$ 27,515</b>	<b>\$ 32,476</b>	<b>\$ 37,394</b>	<b>\$ 34,505</b>	<b>\$ 43,420</b>

<b>EXPENSES:</b>						
Bank Fees	\$ 37	\$ 3	\$ 12	\$ -	\$ -	\$ -
CPA Fees - Annual election	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 400
CPA Fees - Tax return	\$ 324	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Filing Fees	\$ 10	\$ 60	\$ 10	\$ 10	\$ 10	\$ 49
HOA Leader Subscription	\$ -	\$ -	\$ -	\$ 238	\$ 138	\$ -
Insurance	\$ 1,023	\$ 1,023	\$ 1,048	\$ 831	\$ 923	\$ 1,100
Legal Fees	\$ 410	\$ 3,417	\$ 6,375	\$ 9,217	\$ 8,697	\$ 3,500
Collection Fees					\$ 1,757	
Lien Fees	\$ 438	\$ 72	\$ 49	\$ 52	\$ 18	\$ 100
Mail Cluster Box	\$ 1,332	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$ 300	\$ -	\$ 225	\$ 250	\$ 75	\$ 75
Office Supplies	\$ 354	\$ 349	\$ 270	\$ 154	\$ 288	\$ 600
PayPal Fees	\$ -	\$ -	\$ -		\$ -	\$ 100
Postage	\$ 290	\$ 160	\$ 341	\$ 165	\$ 426	\$ 500
QuickBooks	\$ -	\$ -	\$ -	\$ 48	\$ 340	\$ 545
Roads: (\$38,551)						
Road Gate North End	\$ -	\$ -	\$ -	\$ -	\$ 380	\$ -
Road Gate South End	\$ -	\$ -	\$ -	\$ -	\$ 1,266	\$ -
Roads - Mowing	\$ 850	\$ -	\$ -	\$ -	\$ 1,165	\$ 600
Roads - Repair/Maintenance	\$ 33,656	\$ 13,681	\$ 11,732	\$ 17,554	\$ 25,214	\$ 36,351
Roads - Signs	\$ -	\$ 258	\$ 1,444	\$ 844	\$ -	\$ -
Roads - Snow Removal	\$ 1,550	\$ 813	\$ 1,200	\$ 2,282	\$ 1,630	\$ 1,600
Spring Clean Up Event	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Water for Cattle	\$ -	\$ -	\$ -	\$ -	\$ 175	\$ 1,000
Website	\$ 288	\$ 25	\$ 388	\$ 220	\$ 384	\$ 400
<b>TOTAL EXPENSES:</b>	<b>\$ 40,862</b>	<b>\$ 20,361</b>	<b>\$ 23,594</b>	<b>\$ 32,365</b>	<b>\$ 44,086</b>	<b>\$ 50,420</b>
<b>Capital Reserve:</b>						\$ 7,000
						\$ 43,420
<b>PROFIT OR LOSS:</b>	<b>\$ (9,428)</b>	<b>\$ 7,154</b>	<b>\$ 8,882</b>	<b>\$ 5,029</b>	<b>\$ (9,581)</b>	\$ -

Used the bank statements to figure the Income/Expenses for years 2017-2021

\*\*\* Added the 2021 Expenses paid in 2022 to the 2021 Actual totals

\*\*\* For 2021 Legal/Collection Fees used the fees Incurred for 2021

\*\*\* And added \$910 to Income Collected for Collections to 2021 - Paid to GRR POA in 2022

The cost will rise since we are holding quarterly meetings & issuing newsletters for:

Office Supplies & Postage





