

**PINONS OF TURKEY CANON RANCH HOA**  
**ANNUAL BUDGET - CALENDAR YEAR 2021 APPROVED**

		<b>CY 20 Budget (Approved)</b>	<b>CY 21 Budget (Approved)</b>	
<b>EXPENSES</b>				
<b>1</b>	<b>OPERATIONAL</b>			
101	HOA GENERAL LIABILITY AND PROPERTY INSURANCE	\$ 3,400.00	\$ 3,500.00	
102	HOA PROFESSIONAL FIDELITY BOND INSURANCE	\$ 879.00	\$ 879.00	
103	PROFESSIONAL EXPENSES, LEGAL	\$ 250.00	\$ 200.00	
104	TURKEY CANON RANCH ROAD ASSESSMENT	\$ 2,700.00	\$ 2,760.00	
105	LANDSCAPE UPKEEP/WATER/MOWING	\$ 2,500.00	\$ 1,500.00	
106	WORKMEN'S COMPENSATION	\$ 330.00	\$ 330.00	
107	WILDFIRE MITIGATION/SLASH CHIPPING	\$ -	\$ 1,000.00	
108	AREA IMPROVEMENT: NEW STREET SIGNS (Cancelled for year 2020, and indefinitely)	\$ 16,623.00	\$ -	
109	PROPANE SYSTEM COMPLIANCE ACTIONS (Item approv. by members, Oct.2020)	\$ 13,000.00	\$ 16,500.00	
<b>SUB-TOTAL:</b>		<b>\$ 23,059.00</b>	<b>\$ 26,669.00</b>	
<b>2</b>	<b>ADMINISTRATIVE</b>			
201	MISCELLANEOUS SUPPLIES AND SERVICES	\$ 25.00	\$ 50.00	
202	BANK CREDIT/ACH FEES	\$ 200.00	\$ 320.00	
<b>SUB-TOTAL:</b>		<b>\$ 225.00</b>	<b>\$ 370.00</b>	
<b>3</b>	<b>COMMUNITY AFFAIRS</b>			
301	WEBSITE	\$ -	\$ -	
302	HOLIDAY PARTY/PICNIC	\$ 150.00	\$ 50.00	
303	HWY 115 CAC/FIRE FUND DONATION	\$ 500.00	\$ -	
<b>SUB-TOTAL:</b>		<b>\$ 650.00</b>	<b>\$ 50.00</b>	
<b>TOTAL BUDGETED EXPENSES:</b>		<b>\$ 23,934.00</b>	<b>\$ 27,089.00</b>	
<b>INCOME</b>				
<b>4</b>	ANNUAL HOA DUES (58 x \$360 = \$20,880) + Interest +Rebate	\$ 17,451.00	\$ 20,938.00	
401	ARCHITECTURAL PLAN REVIEW	\$ 300.00	\$ 300.00	(TBD)
<b>Annual Balance</b>		<b>\$ 10,440.00</b>	<b>\$ (5,851.00)</b>	
<b>Notes to accompany proposed 2021 HOA Budget</b>				
1. Line item 109 for \$13,000; to date \$8,795.90 expended, \$2,227.30 committed (11,023.20), leaving \$1,976.80.				
2. The remainder of Line item 109 funds (\$1,976.80) +2021 budget funds are projected to cover leak test + 2021 OQ training,				
3. Line item 109 for the buget year 2021 reflects mostly funds projected for a propane system leak test (early in 2021).				
4. Due to increased propane system costs, dues discount (\$60/lot) for 2021 is not approved.				