

# Treasurer's Memorandum for 2020 Budget Proposal

**To:** Ski Ranches Owners

**From:** Ray Bowers, HOA Treasurer

**Date:** 12/17/2020

**Re:** Proposed 2020 Operating Budget and Reserve Fund

---

For the purposes of discussing the board's proposed budget for 2020 and other HOA issues, please review the attached budget spreadsheets and come to the Jan. 6. 2020 meeting.

## **Overall Numbers**

In this budget proposal, the board is recommending continuing the same assessments as last year - \$120,000 for *reserves* and \$160,000 for the year's *operating* expenses. There are NO INCREASES in the overall assessments to owners.

Overall the 2 categories of assessments add up to \$280,000 (averaging about \$1,400 per property). Our dues continue to be significantly below any dues for comparable HOA's in the Telluride region.

## **2020 Budgeted Changes for 2020 Expenses**

Last year the budget planned on spending \$27,157 more than planned revenues, but this year the budget is more conservative in planning to spend the *same amount* of planned revenues, so that we keep a healthy positive balance in the operating fund.

Indeed, there are some decreases in planned road maintenance and entrance maintenance expenditures, so we don't go into a deficit, but then there are some normal increases in salaries for staff and for a major revision of the Ski Ranches website. All in all, it was decided to take a healthier and more conservative approach to the operating budget.

## **Ski Ranches Asset Position**

As for current assets, we are in a pretty healthy position due to the new 2% real estate transfer fees. Surprisingly, whereas there were only 2 home sales and 3 land sales before the transfer assessment kicked in on July 1, there have been twice as many sales for the second half of the year with 7 more home sales and 2 more land sales. It appears that buyers do not seem to mind the 2% transfer fee too much.

These sales have totaled \$10,827,750 in dollar volume which have yielded \$216,540 in revenue for the Road Reserve Fund which now has a total of \$772,338.

As for our operational funds we are also in a healthy position with a little over \$50,000 in the bank to get us through the end of the year and the first couple of months in 2020 until dues are paid by the membership. Hopefully there will be no surprise expenses, and we shall maintain a good balance.

We look forward to discussing this budget proposal with you on January 6<sup>th</sup> at 5:30pm. Many Thanks for Your Attention and Participation – and Happy Holidays!

Ray Bowers  
TSRA Treasurer