

**MOUNTAIN RANCH ESTATES
ACTUAL 2015
BUDGETS FOR 2016/2017**

	2015	2016	2016	2017
	Actual	Budget	Anticipated	Budget
Income				
Annual Dues (\$625 per lot)	50,625	50,625	50,625	50,625
Late Fees	350	-	50	-
Interest	62	40	60	40
Construction Deposit	500	10,000	12,500	10,000
Architectural Review Fees	2,575	1,600	3,800	3,000
	54,112	62,265	67,035	63,665
Expenses				
Architectural Review Expenses	4,496	4,000	2,000	3,500
Christmas Lights	3,318	500	200	200
Insurance	1,060	850	703	703
Internet	-	-	-	-
Landscape Improvements	29,754	-	-	-
Landscape Maintenance				
Flower Bed Maintenance	3,384	5,000	1,300	3,000
Miscellaneous	753	500	300	500
Mowing	1,475	2,100	-	2,000
Sprinkler Repair/Improve	810	1,200	700	1,000
Trash Pickup/Clean-up	-	300	200	200
Tree Fertilization	-	1,200	200	500
Tree Spraying	1,890	2,000	1,890	2,000
Tree Trimming/Maintenance	1,193	500	-	500
Weed Control	3,652	3,500	2,300	2,500
Total Landscape Maintenance	13,157	16,300	6,890	12,200
Miscellaneous	657	500	222	300
Office Supplies	57	50	40	50
Postage and Delivery	205	50	20	50
Printing and Reproduction	381	50	30	50
Professional Fees				
Accounting	150	200	150	200
Management Fee	9,000	11,400	11,400	11,400
Legal Fees	9,147	6,000	3,200	5,000
Total Professional Fees	18,297	17,600	14,750	16,600
Real Estate Taxes	128	140	140	140
Reserve Account Contribution	-	-	-	-
Signage	-	-	-	-
Snow Removal	374	600	500	500
Social Activity	2,328	2,500	2,500	2,500
Storage	-	-	350	600
Trail/Drainage Maintenance	500	1,500	-	1,500
Utilities				
Gas and Electric	1,325	1,400	835	1,000
Water	1,831	2,200	5,603	3,200
Total Utilities	3,156	3,600	6,438	4,200
Website Maintenance	180	250	200	200
Unanticipated Expenses				
Entrance Light Improvements	-	-	1,912	-
Mail Kiosk Door Replacment	-	-	1,721	-
Total Expenses	78,048	48,490	38,616	43,293
Net Ordinary Income	(23,936)	13,775	28,419	20,372
Less Construction Deposit Return	10,000	10,000	3,500	10,000
Net Income	(33,936)	3,775	24,919	10,372