

MOUNTAIN RANCH ESTATES
ACTUAL Income and Expenses for 2016
OPERATING BUDGETS FOR 2017/2018

	2016	2017	2017	2018	
	Actual	Budget	Anticipated	Budget	Comments
INCOME					
Annual Dues (81 lots @ \$625)	50,625	50,625	50,625	50,625	
Late Fees	50	0	200	0	
Interest	60	40	45	45	
Architectural Review Fees	3,800	3,000	0	500	
	54,535	53,665	50,870	51,170	
EXPENSES					
Architectural Review Expenses	1,629	3,500	65	500	
Christmas Decorations	0	200	0	0	
Insurance	703	703	942	942	
Landscape Improvements	0	0	7,812	5,000	Sprinklers
Landscape Maintenance					
Flower Bed Maintenance	1,340	3,000	3,521	0	Separating Flower bed maint into weeding/fertilizing and mulch
Weeding/Fertilizing				4,290	
Mulch				5,200	
Miscellaneous	51	500	0	0	
Sprinkler Repair	491	1,000	3,929	2,500	
Trash Pickup/Clean-up	0	200	50	100	
Tree Fertilization	200	500	900	1,350	
Tree Spraying	2,740	2,000	945	1,500	
Tree Trimming/Maintenance	0	500	5,295	3,000	
Weed Control	2,385	2,500	0		Separating Weed Control into spraying and mowing
Spraying			1,785	1,850	
Mowing	0	2,000	800	1,400	
Total Landscape Maintenance	7,207	12,200	17,225	21,190	
Miscellaneous	221	300	215	300	
Office Supplies	35	50	0	30	
Postage and Delivery	10	50	30	50	
Printing and Reproduction	37	50	25	30	
Professional Fees					
Accounting	100	200	100	150	
Management Fee	11,400	11,400	11,400	11,400	
Legal Fees	3,459	5,000	308	1,500	
Total Professional Fees	14,959	16,600	11,808	13,050	
Real Estate Taxes	121	140	113	120	
Reserve Account Contribution	0	0	0	0	
Snow Removal	486	500	600	600	
Social Activity	1,561	2,500	0	600	
Storage	600	600	325	0	
Trail/Drainage Maintenance	0	1,500	1,200	2,000	
Utilities					
Gas and Electric	834	1,000	710	800	
Water	5,603	3,200	2,000	2,000	
Total Utilities	6,437	4,200	2,710	2,800	
Website Maintenance	198	200	507	200	In 2017, 5-year domain renewal, 3-year SSL
Unanticipated Expenses					
Entrance Light Improvements	1,912	0	0	0	
Mail Kiosk Door Replacment	1,721	0	0	0	
Total Expenses	34,204	43,293	43,577	47,412	
NET ORDINARY INCOME	20,331	10,372	7,293	3,758	