

MOUNTAIN RANCH ESTATES
ACTUAL Income and Expenses for 2017
OPERATING BUDGETS FOR 2018/2019

	2017	2018	2018	2019	
	Actual	Budget	Anticipated	Budget	Comments
INCOME					
Annual Dues (81 lots @ \$625)	50,625	50,625	50,625	50,625	
Late Fees	0	0	300	0	
Interest	60	45	52	52	
Architectural Review Fees	0	500	0	0	
	50,685	51,170	50,977	50,677	
EXPENSES					
Architectural Review Expenses	65	500	0	0	
Insurance	942	942	923	923	
Landscape Improvements	7,812	5,000	11,310	5,300	Trees, shrubs, sprinklers required to water them
Landscape Maintenance					
Flower Bed Maintenance	3,521	0	0		Separating Flower bed maint into weeding/fertilizing and mulch
Weeding/Fertilizing	0	4,290	4,521	5,200	planting & weekly weeding
Mulch	0	5,200	6,552	6,500	gravel for flower beds
Sprinkler Repair	3,929	2,500	780	1,000	
Trash Pickup/Clean-up	50	100	0	100	
Tree Fertilization	900	1,350	1,500	1,500	
Tree Spraying	945	1,500	1,500	1,300	
Tree Trimming/Maintenance	5,295	3,000	3,000	3,000	
Weed Control			0		Separating Weed Control into spraying and mowing
Spraying/Pulling	1,785	1,850	500	2,000	
Mowing	800	1,400	700	1,000	
Total Landscape Maintenance	17,225	21,190	19,053	21,600	expect significant decrease in 2020
Miscellaneous	216	300	621	300	2018 Entrance fence painting
Office Supplies	0	30	10	20	
Postage and Delivery	19	50	30	30	
Printing and Reproduction	13	30	25	45	
Professional Fees					
Accounting	100	150	100	100	
Management Fee	11,400	11,400	11,400	11,400	
Legal Fees	308	1,500	0	300	
Total Professional Fees	11,808	13,050	11,500	11,800	
Real Estate Taxes	112	120	120	125	
Reserve Account Contribution	0	0	0	0	
Snow Removal	598	600	600	600	
Social Activity	0	600	0	1500	
Storage	325	0	600	600	
Trail/Drainage Maintenance	1,200	2,000	1,000	2,000	
Utilities					
Gas and Electric	641	800	700	700	
Water	1,990	2,000	2,400	2,400	
Total Utilities	2,631	2,800	3,100	3,100	
Website Maintenance	507	200	200	200	In 2017, 5-year domain renewal, 3-year SSL
Total Expenses	43,473	47,412	49,092	48,143	
NET ORDINARY INCOME	7,212	3,758	1,885	2,534	
RESERVE EXPENSES (Spent from the Reserve Fund)					
Landscaping Sprinkler Repair/replacement				6,100	