

MOUNTAIN RANCH ESTATES
ACTUAL Income and Expenses for 2018
OPERATING BUDGETS FOR 2019/2020

| | 2018 Actual | 2019 Budget | 2019 Anticipated | 2020 Budget | Comments |
|--|----------------|----------------|---------------------|----------------|--|
| INCOME | | | | | |
| Annual Dues (81 lots @ \$625) | 50,625 | 50,625 | 50,625 | 50,625 | |
| Late Fees | 300 | 0 | 350 | 0 | |
| Interest | 71 | 45 | 71 | 71 | |
| Architectural Review Fees | 0 | 500 | 0 | 0 | |
| | 50,996 | 51,170 | 51,046 | 50,696 | |
| EXPENSES | | | | | |
| Architectural Review Expenses | 0 | 500 | 0 | 0 | |
| Insurance | 923 | 942 | 928 | 928 | |
| Landscape Improvements | 11,310 | 5,000 | 5,180 | 3,000 | new plantings |
| Landscaping | | | | | |
| Landscape Maintenance | | | | | |
| Plant Care/Weeding/Fertilizing/Mowing | 4,521 | 4,290 | 5,343 | 4,800 | |
| Mulch/Gravel | 6,552 | 5,200 | 3,205 | 5,200 | |
| Sprinklers (repair, turn on/off) | 780 | 2,500 | 1,282 | 800 | |
| Trash Pickup/Clean-up | 0 | 100 | 0 | 1,200 | clean sidewalks and remove trash |
| Tree Maintenance | | | | | |
| Tree Fertilization | 1,500 | 1,350 | 0 | 1,500 | |
| Tree Spraying | 1,500 | 1,500 | 0 | 1,500 | |
| Tree Trimming/Maintenance | 3,000 | 3,000 | 4,800 | 3,000 | |
| Weed Control | | | | | |
| Spraying/Pulling | 500 | 1,850 | 2,000 | 4,000 | open space weed spraying/pulling |
| Mowing | 700 | 1,400 | 700 | 0 | |
| Total Landscape Maintenance | 19,053 | 21,190 | 17,330 | 22,000 | |
| Miscellaneous | 631 | 300 | 313 | 300 | 2018 Entrance fence painting, 2019 replace light at mail kiosk |
| Office Supplies | 0 | 30 | 10 | 20 | |
| Postage and Delivery | 33 | 50 | 22 | 30 | |
| Printing and Reproduction | 31 | 30 | 20 | 25 | |
| Professional Fees | | | | | |
| Accounting | 100 | 150 | 100 | 100 | |
| Management Fee | 11,400 | 11,400 | 11,400 | 11,400 | |
| Legal Fees | 0 | 1,500 | 40 | 300 | 2019 Record easement |
| Total Professional Fees | 11,500 | 13,050 | 11,540 | 11,800 | |
| Real Estate Taxes | 121 | 120 | 187 | 195 | |
| Reserve Account Contribution | 0 | 0 | 0 | 0 | |
| Snow Removal | 488 | 600 | 600 | 1000 | 2019 Add fire hydrant snow removal if req'd |
| Social Activity | 107 | 600 | 60 | 2500 | 2019 Meeting Refresh, 2020 Party & Meeting Refresh |
| Storage | 570 | 0 | 684 | 684 | |
| Trail/Drainage Maintenance | 1,000 | 2,000 | 2,537 | 4,000 | 2020 Perimeter Fence Repair, Improved Trail Maint |
| Utilities | | | | | |
| Gas and Electric | 609 | 800 | 630 | 700 | |
| Water | 2,292 | 2,000 | 1,850 | 2,000 | |
| Total Utilities | 2,901 | 2,800 | 2,480 | 2,700 | |
| Website Maintenance | 198 | 200 | 200 | 200 | |
| Total Expenses | 48,745 | 47,292 | 42,091 | 49,382 | |
| NET ORDINARY INCOME | 2,251 | 3,878 | 8,955 | 1,314 | |
| RESERVE EXPENSES | | | | | |
| Landscaping Sprinkler Repair/replacement | 0 | | 8,270 | 0 | |
| Net Ordinary Income Less All Expenses (including Reserve costs) | | | 685 | 1,314 | |