

**MOUNTAIN RANCH ESTATES
BUDGET - 2025**

			2022	2023	2024	2024	2025	
			Actual	Actual	Budget	Projected	Budget	Comments
OPERATING REVENUE								
	Annual Dues (81 lots @ \$850)		50,625	50,625	55,485	55,485	68,850	2011 - \$625, 2024 - \$685, 2025 - \$850
	Late Fees		0	100	0			
	Interest		23	79	50	97	100	
	Architectural Review Fees		1,000	500	1,000	1,000	1,000	
			51,648	51,304	56,535	56,582	69,950	
OPERATING EXPENSES								
Administrative Expenses								
	Accounting		262	380	250	550	500	
	Architectural Review Expenses		188	188	1,000		1,000	
	Copying		35	20	25			
	Insurance		972	1,026	1,030	1,036	1,050	
	Licenses and Permits			43		37	50	
	Management Fees		12,775	12,900	12,900	12,900	12,900	2015 - \$950, 2022 - \$1,075
	Miscellaneous			80	400			
	Office Supplies		0	96	20			
	Postage and Delivery		90	26	13			
	Website Maintenance		359	200	200	200	200	
	Total Admin Expenses		14,681	14,959	15,838	14,723	15,700	
Landscaping								
	Landscaped Area Maintenance							
	Flowerbed Maintenance		4,148	2,922	4,000	2,562	3,500	
	Flowerbed Weeding/Fertilizing		3,414	3,414	3,500	3,414	5,500	
	Mulch/Gravel		4,965	0	3,000	2,265	3,500	
	Total Landscaped Area Maintenance		12,527	6,336	10,500	8,241	12,500	

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	Open Space Maintenance					
	Noxious Weed Control in Open Space (90 acres)	3,960	4,560	4,200	5,955	5,500
	Trash Pickup/clean-up	0	0	500		
	Trail/Drainage Maint		1,125		2,500	1,700
	Total Open Space Maintenance	3,960	5,685	4,700	8,455	7,200
	Sprinklers	1,005	1,980	1,500	615	1,000
	Tree Maintenance					
	Tree Mulch				1,970	
	Tree Wrap (Wire)				1,790	
	Tree Fertilization	1,825	0	1,800		
	Tree Spraying	1,192	0	1,200		
	Tree/Shrub Trimming/Removal/Maintenance	2,720	3,907	3,800	2,776	4,800
	Total Tree Maintenance	5,737	3,907	6,800	6,536	4,800
	Total Landscape Maintenance	23,229	17,908	23,500	23,847	25,500
	Legal Fees	428	5,604	2000	7000	7000
	Other Maintenance & Operations					
	Christmas Lights	3020	0	3500	5016	5000
	Snow Removal	568	3638	2000	800	2000
	Storage Facility	744	744	744	744	0
	Total Other Maintenance & Ops	4332	4382	6244	6560	7000
	Social Activity	2,682	0	2,500	0	2,500
	Taxes					
	Property Taxes	155	155	160	160	200
	Total Taxes	155	155	160	160	200

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Utilities						
	Electric	617	755	800	600	800
	Water	2,160	2,201	2,500	3,000	3,000
	Total Utilities	2,777	2,956	3,300	3,600	3,800
TOTAL OPERATING EXPENSES		48,284	45,964	53,542	55,890	61,700
OTHER EXPENSES						
Common Area Improvements						
	Street Signs	9523				
	Trail Upgrades	8880				
	Landscape Improvements 2025					2000
	Landscape Improvements 2024				5370	
	Landscape Improvements 2023	1200	5365			
	Total Common Area Improvements	19,603	5,365	0	5,370	2,000
NET ORDINARY SURPLUS		-16,239	-25	2,993	-4,678	6,250
Reserve Fund						
	Reserve Account Contribution	0	6,000	6,000	0	6,000
	Reserve Study					
	Total Reserve Related Costs	0	6,000	6,000	0	6,000
NET OPERATING SURPLUS		-16,239	-6,025	-3,007	-4,678	250

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RESERVE FUND								
RESERVE FUND ADDITIONS				0	6,000	6,000	0	6,000
RESERVE FUND EXPENDITURES								
			New RPZ Backflow Preventers				6000	
			Trail Maintenance	8,880	1125	5000		
				8,880	1,125	5,000	6,000	0
RESERVE FUND NET SURPLUS				-8,880	4,875	1,000	-6,000	6,000