

MOUNTAIN RANCH ESTATES
ACTUAL Income and Expenses for 2019
OPERATING/RESERVE BUDGETS FOR 2020/2021

	2019 Actual	2020 Budget	2020 Anticipated	2021 Budget	Comments
INCOME					
Annual Dues (81 lots @ \$625)	50,625	50,625	50,625	50,625	
Late Fees	350	350	450	0	
Interest	67	71	20	20	
Architectural Review Fees	0	0	1,000	1,000	
	51,042	51,046	52,095	51,645	
EXPENSES					
Architectural Review Expenses	0	0	1,000	1000	
Insurance	928	928	972	1000	
Landscape Improvements	5,180	3,000	1,490		
Tree Rings				1,400	
Plantings				1,600	
Landscaping					
Flowerbeds				4,000	based on current year's cost
Landscaped Weeding/Fertilizing	5,343	4,800	5,520	4,000	more frequent weeding sidewalks,berm,gravel/mulch area, pre-emergent,tree well weeding
Mulch/Gravel	3,205	5,200	4,549	6,000	2020-East ends/corners and repair gravel corner ORR and Trailside
Sprinklers (repair, turn on/off)	1,282	800	800	800	winter damage to pipes, turn on and blow out system
Trash Pickup/clean-up	0	1,200	0	400	
Tree Maintenance					
Tree Fertilization	0	1,500	1,500	1,500	
Tree Spraying	0	1,500	1,192	1,200	evergreen tip weevil spraying
Tree Trimming/Maintenance	4,800	3,000	1,570	2,100	inspect trees spring and fall for disease/trim
Dead Tree/shrub Removal				600	removal of dead trees
Noxious Weed Control in Open Space (90 acres)				5,000	increased area of weed control, 10-year plan
Spraying/Pulling	2,000	4,000	3,850	0	
Mowing	700	0	0	0	
Total Landscape Maintenance	17,330	22,000	18,981	25,600	
Miscellaneous	313	300	1,085	400	2020 Asphalt Crack seal and seal coat, Christmas decorations
Office Supplies	0	20	0	20	
Postage and Delivery	11	30	11	11	
Printing and Reproduction	29	25	0	25	
Professional Fees					
Accounting	100	100	100	100	
Management Fee	11,400	11,400	11,400	11,400	

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	Actual	Budget	Anticipated	Budget	Comments
Legal Fees	40	300	0	300	
Total Professional Fees	11,540	11,800	11,500	11,800	
Real Estate Taxes	187	195	181	195	
Reserve Account Contribution	0	0	0	0	
Snow Removal	553	1000	700	750	Includes fire hydrant snow removal if req'd
Social Activity	269	2500	0	2500	2021 Party & Meeting Costs
Storage Christmas Decorations	684	684	684	684	
Trail/Drainage/Open Space Maintenance	2,537	4,000	1,713	1,500	2020-Trail spraying/maint, 2021-Perimeter fence repair, trim back grass
Utilities					
Electric	614	700	650	700	
Water	1,822	2,000	2,200	2,200	
Total Utilities	2,436	2,700	2,850	2,900	
Website Maintenance	198	200	200	200	
Total Expenses	42,195	49,382	41,367	51,585	
NET ORDINARY INCOME	8,847	1,664	10,728	60	
RESERVE EXPENSES PAID FROM RESERVE FUNDS	8270	0	285	0	2019 Repair aging sprinklers, 2020 repair entrance monument
Net Ordinary Income Less All Expenses (incl Reserve costs)	577	1,664	10,443	60	