

MOUNTAIN RANCH ESTATES
ACTUAL Income and Expenses for 2021
OPERATING/RESERVE BUDGETS FOR 2022/2023

	2021 Actual	2022 Budget	2022 Anticipated	2023 Budget	Comments
INCOME					
Annual Dues (81 lots @ \$625)	50,625	50,625	50,625	50,625	
Late Fees	100	0	0	0	
Interest	9	20	17	20	
Architectural Review Fees	2,300	1,000	1,000	1,000	
	53,034	51,645	51,642	51,645	
EXPENSES					
Architectural Review Expenses	938	1000	188	1,000	
Christmas Lights	0	0	2,500	2,500	
Insurance	960	1000	972	980	
Landscaping					
Flowerbeds	2,415	4,000	4,148	4,000	
Landscaped Areas Weeding/Fertilizing	2,970	3,500	3,414	3,500	more frequent weeding sidewalks,berm,gravel/mulch area, pre-emergent,tree well weeding
Mulch/Gravel	4,970	5,000	4,965	3,000	
Sprinklers (repair, turn on/off)	565	1,000	1,005	1,500	
Trash Pickup/clean-up	770	500	0	500	
Tree Maintenance					
Tree Fertilization	1,750	1,750	1,825	1,800	
Tree Spraying	1,192	1,200	1,192	1,250	evergreen tip weevil treatment
Tree/Shrub Trimming/Removal/Maintenance	1,090	2,000	2,720	2,800	incl inspect trees spring and fall for disease/trim
Noxious Weed Control in Open Space (90 acres)	3,800	4,000	3,960	4,200	increased area of weed control, 10-year plan
Total Landscape Maintenance	19,522	22,950	23,229	22,550	
Miscellaneous	194	400	90	400	2021-surveillance camera, replace entrance monument photocell, 2022 annual meeting space and corporation renewal
Office Supplies	0	20	0	20	
Postage and Delivery	12	11	0	11	
Printing and Reproduction	0	25	25	25	
Professional Fees					
Accounting	100	100	262	250	
Management Fee	11,400	12,900	12,900	12,900	
Legal Fees	4,409	300	428	300	
Total Professional Fees	15,909	13,300	13,590	13,450	
Real Estate Taxes	177	195	155	160	

MOUNTAIN RANCH ESTATES
ACTUAL Income and Expenses for 2021
OPERATING/RESERVE BUDGETS FOR 2022/2023

	2021 Actual	2022 Budget	2022 Anticipated	2023 Budget	Comments
Reserve Account Contribution	0	6000	6,000	6000	
Snow Removal	833	750	433	750	Includes fire hydrant snow removal if req'd
Social Activity	0	2,500	0	2,500	
Storage Christmas Decorations	744	744	744	744	
Trail Maintenance	0	0	880	2000	Trail grass cutting and spraying
Utilities					
Electric	622	700	635	700	
Water	2,084	2,500	2,200	2,500	
Total Utilities	2,706	3,200	2,835	3,200	
Website Maintenance	198	200	359	200	Website hosting and Domain renewal for 5 years
Total Expenses	42,193	52,295	52,000	56,490	
NET ORDINARY INCOME	10,841	-650	-358	-4,845	
IMPROVEMENTS					TO BE DETERMINED FOR 2023
Irrigation improvement in Flowerbed at Mail kiosk	0	0	1,200	0	
Fencing Design plan along Trailside	1,850	8,000	0	0	?
Street Signs	0	0	9,523	0	
Tree Sprinkler Rings	1,775	0	0	0	
Trailside Shoulder Work	0	0	0	0	?
Plantings	0	12,000	0	0	
	3,625	20,000	10,723	0	
Net Ordinary Income less Improvement Costs	7,216	-20,650	-11,081	-4,845	
RESERVE FUND COSTS (MAY COME FROM RESERVE OR OPERATING ACCOUNT)					
Mailbox Upgrade	17,489	0	0	0	electric, new mailboxes, installation, staining
Entrance Monument Upgrade/Paint	9,228	0	0	0	electric, carpentry, rock work, staining
Trail Maintenance	0	1,500	8,880	1,000	