

**MOUNTAIN RANCH ESTATES**  
**ACTUAL Income and Expenses for 2022**  
**OPERATING/RESERVE BUDGETS FOR 2023/2024**

	2022 Actual	2023 Budget	2023 Anticipated	2024 Budget	Comments
<b>INCOME</b>					
Annual Dues (81 lots @ \$685)	50,625	50,625	50,625	55,485	9% per year dues increase to \$685, first dues increases since 2011
Late Fees	0	0	100	0	
Interest	23	23	47	50	
Architectural Review Fees	1,000	500	500	1,000	
	51,648	51,148	51,272	56,535	
<b>EXPENSES</b>					
Architectural Review Expenses	188	1,000	188	1,000	
Christmas Lights	3,020	2,500	3,100	3,500	
Insurance	972	980	1,026	1,030	
Landscaping					
Flowerbeds	4,148	4,000	2,000	4,000	
Landscaped Areas Weeding/Fertilizing	3,414	3,500	3,414	3,500	more frequent weeding sidewalks, berm, gravel/mulch area, pre-emergent, tree well weeding
Mulch/Gravel	4,965	3,000	0	3,000	
Sprinklers (repair, turn on/off)	1,005	1,500	2,200	1,500	
Trash Pickup/clean-up	0	500	0	500	
Tree Maintenance					
Tree Fertilization	1,825	1,800	0	1,800	
Tree Spraying	1,192	1,250	0	1,200	evergreen tip weevil treatment
Tree/Shrub Trimming/Removal/Maintenance	2,720	2,800	3,757	3,800	incl inspect trees spring and fall for disease/trim
Noxious Weed Control in Open Space (90 acres)	3,960	4,200	4,560	4,200	increased area of weed control, 10-year plan
<b>Total Landscape Maintenance</b>	<b>23,229</b>	<b>22,550</b>	<b>15,931</b>	<b>23,500</b>	
Miscellaneous	0	10	90	400	annual meeting space and corporation renewal
Office Supplies	0	20	0	20	
Postage and Delivery	90	11	13	13	
Printing and Reproduction	35	25	25	25	
Professional Fees					
Accounting	262	262	380	250	
Management Fee	12,775	12,900	12,900	12,900	
Legal Fees	428	300	4,483	2,000	
<b>Total Professional Fees</b>	<b>13,465</b>	<b>13,462</b>	<b>17,763</b>	<b>15,150</b>	
Real Estate Taxes	155	160	155	160	
Reserve Account Contribution	0	6000	6,000	6,000	

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		<b>2022</b>	<b>2023</b>	<b>2023</b>	<b>2024</b>	
		<b>Actual</b>	<b>Budget</b>	<b>Anticipated</b>	<b>Budget</b>	<b>Comments</b>
	<b>Snow Removal</b>	568	750	3,470	2,000	Includes fire hydrant snow removal if req'd
	<b>Social Activity</b>	2,682	2,500	0	2,500	
	<b>Storage Christmas Decorations</b>	744	744	744	744	
	<b>Utilities</b>					
	<b>Electric</b>	617	700	750	800	
	<b>Water</b>	2,160	2,500	2,332	2,500	
	<b>Total Utilities</b>	2,777	3,200	3,082	3,300	
	<b>Website Maintenance</b>	359	200	200	200	2022 - Website hosting and Domain renewal for 5 years
	<b>Total Expenses</b>	48,284	54,112	51,787	59,542	
	<b>NET ORDINARY INCOME</b>	3,364	-2,964	-515	-3,007	
	<b>IMPROVEMENTS</b>					
	<b>Flowerbeds</b>	1,200	0	5,365	0	2022 - Tree Rings, 2023 - Mulch/Gravel work to improve beds
	<b>Fencing Design plan along Trailside</b>	0	0	0	0	
	<b>Street Signs</b>	9,523	0	0	0	
		9,523	0	5,365	0	
	<b>Net Ordinary Income less Improvement Costs</b>	-6,159	-2,964	-5,880	-3,007	
	<b>RESERVE COSTS</b>					
	<b>Trail Maintenance</b>	9,760	0	1125	5000	Re-treading, weed control, grass cutting