

2019 HIDDEN VALLEY RANCH ASSOCIATION BUDGET

2019 Budget

Account #	2018 Amount	2019 Amount	2019 With Adjustments Amount	Description
1	\$6,000.00	\$5,000.00	\$5,000.00	Lake Upkeep (Boat Docks Gazebo & Repairs)
2	\$8,500.00	\$8,500.00	\$8,500.00	Fish Stocking
	\$2,500.00	\$2,500.00	\$2,500.00	Fish Food
	\$0.00	\$0.00	\$0.00	Weed Control (Lake)
3	\$4,000.00	\$2,000.00	\$2,000.00	Creek Repairs & Silt Removal
4	\$7,500.00	\$6,500.00	\$6,500.00	Barn & Arena's upkeep
4A	\$12,500.00	\$3,000.00	\$0.00	Building Improvements
5	\$7,100.00	\$7,250.00	\$7,250.00	Entry Gates (2) (phone, electric, & upkeep)
6	\$22,500.00	\$22,500.00	\$22,500.00	Roads - Grading /Yearly Maintenance
7	\$23,500.00	\$23,500.00	\$23,500.00	Roads - Snow Removal
8	\$7,500.00	\$7,500.00	\$7,500.00	Weed Control
9	\$5,250.00	\$6,000.00	\$6,000.00	Misc. Materials / Tools/ Fuel
10	\$5,000.00	\$5,000.00	\$5,000.00	Record Keeping - (Homeowners & Common Area)
11	\$17,500.00	\$17,500.00	\$17,500.00	Property Maintenance (Fuel, Labor, Misc Cleanup)
12	\$425.00	\$425.00	\$425.00	Office Cost - Electrical, Phone and Supplies
13	\$7,500.00	\$7,500.00	\$7,500.00	Equipment Rental - Toolcat/Truck/4-Whlr/Tractor
14	\$15,500.00	\$15,500.00	\$15,500.00	Insurance Common Area
14a			\$1,500.00	Legal and Accounting - General
15	\$2,000.00	\$2,000.00	\$0.00	Community Contribution
	\$154,775.00	\$142,175.00	\$138,675.00	Sub-Total
16	\$15,000.00	\$15,000.00	\$15,000.00	Construction Reserve Account / Accrual
	(\$9,458.63)	(\$6,000.00)	(\$6,000.00)	Cattle Lease Income - Variable by cattle #s and weather
	\$169,775.00	\$157,175.00	\$147,675.00	Total Operating Dues
17	\$29,500.00	\$29,500.00	\$29,500.00	Water System Maintenance
17a	\$5,000.00	\$5,000.00	\$5,000.00	Water Manager's Annual Fee
18	\$5,000.00	\$5,000.00	\$5,000.00	Water System Reserve Account / Accrual
19			\$0.00	Water Rights Legal
	\$39,500.00	\$39,500.00	\$39,500.00	Total Water System
20				2019 Capital Improvements
20a			\$7,000.00	Boat Dock Addition 2019
20b			\$65,000.00	Lake Aeration 2019
20c			\$28,000.00	Gravel, 1mile, 2019
20d			\$36,500.00	Dust Control 2019, 5.5 miles of road
			\$136,500.00	Total 2019 Capital Improvements
			(\$20,000.00)	less Construction Reserve Contribution
			\$116,500.00	Total 2019 Capital Improvements from Owners
			\$3,328.57	2019 Capital Improvements cost per lot
	\$209,275.00	\$196,675.00	\$303,675.00	Total Association Dues
	\$5,979.29	\$5,619.29	\$8,676.43	Annual Cost per Lot
	\$498.27	\$468.27	\$723.04	Monthly Fee per Parcel