

**2020 HIDDEN VALLEY RANCH ASSOCIATION BUDGET**

**2020 Budget**

Account #	2019 Amount	2019 with Adjustments Amount	2020 Budget	Description
1	\$5,000.00	\$5,000.00	\$7,500.00	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	\$2,000.00	\$2,000.00	\$2,250.00	Creek Repairs & Silt Removal
4	\$6,500.00	\$6,500.00	\$6,950.00	Barn & Arena's upkeep
4A	\$3,000.00	\$0.00	\$1,750.00	Building Improvements
5	\$7,250.00	\$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	\$6,000.00	\$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	\$16,500.00	Insurance Common Area
14a		\$1,500.00	\$1,500.00	Legal and Accounting - General
15	\$0.00	\$0.00		
	<b>\$140,175.00</b>	<b>\$138,675.00</b>	<b>\$144,625.00</b>	<b>Sub-Total</b>
16	\$15,000.00	\$15,000.00	\$15,000.00	Construction Reserve Account / Accrual
	<b>(\$6,000.00)</b>	<b>(\$6,000.00)</b>	<b>(\$6,000.00)</b>	<b>Cattle Lease Income - Variable by cattle #s and weather</b>
	<b>\$155,175.00</b>	<b>\$147,675.00</b>	<b>\$153,625.00</b>	<b>Total Operating Dues</b>
18	\$29,500.00	\$29,500.00	\$31,500.00	Water System Maintenance
18	\$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	\$0.00	Water Rights Legal
	<b>\$39,500.00</b>	<b>\$39,500.00</b>	<b>\$41,500.00</b>	<b>Total Water System</b>
20				<b>Capital Improvements</b>
20a		\$7,000.00	\$0.00	Boat Dock Addition 2019
20b		\$65,000.00	\$0.00	Lake Aeration 2019
20c		\$28,000.00	\$34,000.00	Gravel, 1mile, 2020
20d		\$36,500.00	\$0.00	Dust Control 2020, 5.5 miles of road
20e			\$1,500.00	AED Device 2020
		<b>\$136,500.00</b>	<b>\$35,500.00</b>	<b>Total Capital Improvements</b>
		<b>(\$20,000.00)</b>		<b>less Construction Reserve Contribution</b>
		<b>\$116,500.00</b>	<b>\$35,500.00</b>	<b>Total Capital Improvements from Owners</b>
		<b>\$3,328.57</b>	<b>\$1,014.29</b>	<b>Capital Improvements cost per lot</b>
	<b>\$194,675.00</b>	<b>\$303,675.00</b>	<b>\$230,625.00</b>	<b>Total Association Dues</b>
	<b>\$5,562.14</b>	<b>\$8,676.43</b>	<b>\$6,589.29</b>	<b>Annual Cost per Lot</b>
	<b>\$463.51</b>	<b>\$723.04</b>	<b>\$549.11</b>	<b>Monthly Fee per Parcel</b>