

2021 HIDDEN VALLEY RANCH ASSOCIATION BUDGET

2021 Budget

Account #	2020 Budget	Proposed 2021 Budget	Description
1	\$7,500.00	\$7,500.00	Lake Upkeep (Boat Docks Gazebo & Repairs)
1a		\$1,800.00	Aeration System Electric
2	\$8,500.00	\$12,500.00	Fish Stocking
	\$2,500.00	\$1,500.00	Fish Food
	\$0.00	\$0.00	Weed Control (Lake)
3	\$2,250.00	\$2,000.00	Creek Repairs & Silt Removal
4	\$6,950.00	\$6,950.00	Barn & Arena's upkeep
4A	\$1,750.00	\$0.00	Building Improvements
5	\$7,250.00	\$7,250.00	Entry Gates (2) (phone, electric, & upkeep)
6	\$22,500.00	\$25,000.00	Roads - Grading /Yearly Maintenance
7	\$23,500.00	\$24,500.00	Roads - Snow Removal
8	\$7,500.00	\$7,500.00	Weed Control
9	\$6,000.00	\$6,000.00	Misc. Materials / Tools/ Fuel
10	\$5,000.00	\$5,000.00	Record Keeping - (Homeowners & Common Area)
11	\$17,500.00	\$17,500.00	Property Maintenance (Fuel, Labor, Misc Cleanup)
12	\$425.00	\$500.00	Office Cost - Electrical, Phone and Supplies
13	\$7,500.00	\$8,500.00	Equipment Rental - Toolcat/Truck/4-WHLR/Tractor
14	\$16,500.00	\$16,500.00	Insurance Common Area
15	\$1,500.00	\$3,000.00	Legal and Accounting - General
	\$144,625.00	\$153,500.00	Sub-Total
16	\$15,000.00	\$15,000.00	Construction Reserve Account / Accrual
	(\$6,000.00)	(\$6,000.00)	Cattle Lease Income - Variable by cattle #s and weather
	\$153,625.00	\$162,500.00	Total Operating Dues
18	\$31,500.00	\$35,500.00	Water System Maintenance
18	\$5,000.00	\$5,000.00	Water Manager's Annual Fee
18	\$5,000.00	\$7,500.00	Water System Reserve Account / Accrual
19	\$0.00	\$0.00	Water Rights Legal
19a		\$7,500.00	Water Engineer
	\$41,500.00	\$55,500.00	Total Water System
20			Capital Improvements
20c	\$34,000.00	\$0.00	Gravel, 1mile, 2020
		\$750.00	Annual Meeting
	\$0.00	\$17,500.00	Gravel, .5 mile, 2021
20d	\$0.00	\$37,500.00	Dust Control 2021, 5.5 miles of road
	\$1,500.00	\$0.00	AED Device 2020
	\$35,500.00	\$55,750.00	Total Capital Improvements
			less Construction Reserve Contribution
	\$35,500.00	\$55,750.00	Total Capital Improvements from Owners
	\$1,014.29	\$1,592.86	Capital Improvements cost per lot
	\$230,625.00	\$273,750.00	Total Association Dues
	\$6,589.29	\$7,821.43	Annual Cost per Lot
	\$549.11	\$651.79	Monthly Fee per Parcel