

**2022 HIDDEN VALLEY RANCH ASSOCIATION BUDGET**

**2022 PROPOSED BUDGET**

Account #	2021 Budget	2022 PROPOSED BUDGET	Description
<b>1</b>	\$7,500.00	\$7,500.00	Lake Upkeep (Boat Docks Gazebo & Repairs)
<b>1a</b>	\$1,800.00	\$2,100.00	Aeration System Electric
<b>2</b>	\$12,500.00	\$15,850.00	Fish Stocking
	\$1,500.00	\$2,500.00	Fish Food
	\$0.00	\$0.00	Weed Control (Lake)
<b>3</b>	\$2,000.00	\$2,000.00	Creek Repairs & Silt Removal
<b>4</b>	\$6,950.00	\$8,000.00	Barn & Arena's upkeep
<b>4A</b>	\$0.00	\$10,000.00	Building Improvements
<b>5</b>	\$7,250.00	\$7,500.00	Entry Gates (2) (phone, electric, & upkeep)
<b>6</b>	\$25,000.00	\$25,000.00	Roads - Grading /Yearly Maintenance
<b>7</b>	\$24,500.00	\$22,500.00	Roads - Snow Removal
<b>8</b>	\$7,500.00	\$7,500.00	Weed Control
<b>9</b>	\$6,000.00	\$6,000.00	Misc. Materials / Tools/ Fuel
<b>10</b>	\$5,000.00	\$6,250.00	Record Keeping - (Homeowners & Common Area)
<b>10a</b>		\$7,500.00	Manager's Fee
<b>11</b>	\$17,500.00	\$21,000.00	Property Maintenance (Labor)
<b>12</b>	\$500.00	\$860.00	Office Cost - Electrical, Phone and Supplies
<b>13</b>	\$8,500.00	\$5,000.00	Equipment Rental - Toolcat/Truck/4-Whlr/Tractor
<b>14</b>	\$16,500.00	\$22,000.00	Insurance Common Area
<b>15</b>	\$3,000.00	\$3,000.00	Legal and Accounting - General
	<b>\$153,500.00</b>	<b>\$182,060.00</b>	<b>Sub-Total</b>
<b>16</b>	\$15,000.00	\$45,000.00	Capital Reserve / Accrual (\$16,360.34 to Emergency Res)
	<b>(\$6,000.00)</b>	<b>(\$6,700.00)</b>	<b>Cattle Lease Income - Variable by cattle #s and weather</b>
	<b>\$162,500.00</b>	<b>\$220,360.00</b>	<b>Total Operating Dues</b>
<b>18</b>	\$35,500.00	\$35,500.00	Water System Maintenance
<b>18</b>	\$5,000.00	\$2,500.00	Water Manager's Annual Fee
<b>18</b>	\$7,500.00	\$22,500.00	Water System Reserve Account / Accrual
<b>19</b>	\$0.00	\$0.00	Water Rights Legal
<b>19a</b>	\$7,500.00	\$9,500.00	Water Engineer
	<b>\$55,500.00</b>	<b>\$70,000.00</b>	<b>Total Water System</b>
<b>20</b>	<b>\$750.00</b>	<b>\$750.00</b>	<b>Other - Annual Meeting</b>
	<b>\$56,250.00</b>	<b>\$70,750.00</b>	<b>Total before Voted Expenses</b>
			<b>Voted Expenses/ Improvements</b>
<b>20</b>	<b>\$17,500.00</b>		Gravel
<b>20</b>	<b>\$37,500.00</b>		Dust Control 2021, 5.5 miles of road
<b>20</b>	<b>\$0.00</b>	<b>\$70,000.00</b>	Water System Upgrade
	<b>\$55,000.00</b>	<b>\$70,000.00</b>	<b>Total Voted Expenses/ Improvements</b>
	<b>\$0.00</b>	<b>\$0.00</b>	<b>less Reserve Contribution</b>
	<b>\$55,000.00</b>	<b>\$70,000.00</b>	<b>Total Voted Expenses/Improvements from Owners</b>
	<b>\$1,571.43</b>	<b>\$2,000.00</b>	<b>Voted Expenses/Improvements cost per lot</b>
	<b>\$273,750.00</b>	<b>\$361,110.00</b>	<b>Total Association Dues</b>
	<b>\$7,821.43</b>	<b>\$10,317.43</b>	<b>Annual Cost per Lot</b>
	<b>\$651.79</b>	<b>\$859.79</b>	<b>Monthly Fee per Parcel</b>