

2024 HIDDEN VALLEY RANCH ASSOCIATION BUDGET

2024 BUDGET

Account #	2023 BUDGET	2024 PROPOSED BUDGET	Description
1	\$7,500.00	\$7,500.00	Lake Upkeep (Boat Docks Gazebo & Repairs)**
1a	\$2,100.00	\$2,500.00	Aeration System & Boatdock Electric
2	\$17,685.00	\$21,500.00	Fish Stocking
	\$2,500.00	\$3,500.00	Fish Food
	\$750.00	\$2,000.00	Weed Control (Lake)
3	\$2,000.00	\$3,000.00	Creek Repairs & Silt Removal
4	\$8,500.00	\$8,500.00	Clubhouse and Common Areas Upkeep
4A	\$10,000.00	\$10,000.00	Maintenance Yard Improvements **
5	\$9,000.00	\$9,000.00	Entry Gates (2) (phone, electric, & upkeep)
6	\$10,000.00	\$17,500.00	Roads - Grading /Yearly Maintenance **
7	\$24,500.00	\$27,500.00	Roads - Snow Removal
8	\$7,500.00	\$7,500.00	# Weed Control
9	\$6,000.00	\$7,500.00	Misc. Materials / Tools/ Fuel
10	\$6,250.00	\$6,500.00	Record Keeping - (Homeowners & Common Area)
10a	\$7,500.00	\$9,000.00	Manager's Fee
11	\$22,155.00	\$22,250.00	Property Maintenance (Labor)
12	\$1,250.00	\$1,250.00	Office Cost - Electrical, Phone and Supplies
13	\$8,500.00	\$12,000.00	Equipment Rental - Toolcat/Truck/4-WHLR/Tractor
14	\$22,700.00	\$29,000.00	Insurance Common Area
15	\$3,000.00	\$3,000.00	Legal and Accounting - General
	\$179,390.00	\$210,500.00	Sub-Total
16	\$45,000.00	\$45,000.00	Capital Reserve / Accrual
	(\$6,700.00)	(\$7,200.00)	Cattle Lease Income - Variable by cattle #s and weather
	\$217,690.00	\$248,300.00	Total Operating Dues
18	\$35,500.00	\$37,275.00	Water System Maintenance
18	\$2,500.00	\$3,000.00	Water Manager's Annual Fee
18	\$22,500.00	\$22,500.00	Water System Reserve Account / Accrual
19	\$600.00	\$600.00	Water Rights Legal
19a	\$11,500.00	\$12,075.00	Water Engineer
	\$72,600.00	\$75,450.00	Total Water System
20	\$750.00	\$750.00	Other - Annual Meeting
	\$73,350.00	\$76,200.00	Total Water and Other before Improvements
		\$3,000.00	Improvements
			Camera
20	\$0.00	\$7,500.00	Gravel
20	\$20,000.00	\$20,000.00	Dust Control 2024
20	\$85,000.00	\$15,000.00	Water Upgrade 2024
	\$105,000.00	\$45,500.00	Total Improvements
	\$0.00		less Reserve Contribution
	\$105,000.00	\$45,500.00	Total Improvements from Owners
	\$3,000.00	\$1,300.00	Improvements cost per lot
	\$396,040.00	\$370,000.00	Total Association Dues
	\$11,315.43	\$10,571.43	Annual Cost per Lot
	\$942.95	\$880.95	Monthly Fee per Parcel

** any unused budget balance will carry forward to next year