

2023 HIDDEN VALLEY RANCH ASSOCIATION BUDGET
2023 BUDGET

Account #	2022 BUDGET	2023 BUDGET	Description
1	\$7,500.00	\$7,500.00	Lake Upkeep (Boat Docks Gazebo & Repairs)**
1a	\$2,100.00	\$2,100.00	Aeration System Electric
2	\$15,850.00	\$17,685.00	Fish Stocking
	\$2,500.00	\$2,500.00	Fish Food
	\$0.00	\$750.00	Weed Control (Lake)
3	\$2,000.00	\$2,000.00	Creek Repairs & Silt Removal
4	\$8,000.00	\$8,500.00	Clubhouse and Common Areas Upkeep
4A	\$10,000.00	\$10,000.00	Maintenance Yard Improvements **
5	\$7,500.00	\$9,000.00	Entry Gates (2) (phone, electric, & upkeep)
6	\$25,000.00	\$10,000.00	Roads - Grading /Yearly Maintenance **
7	\$22,500.00	\$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	\$6,250.00	\$6,250.00	Record Keeping - (Homeowners & Common Area)
10a	\$7,500.00	\$7,500.00	Manager's Fee
11	\$21,000.00	\$22,155.00	Property Maintenance (Labor)
12	\$860.00	\$1,250.00	Office Cost - Electrical, Phone and Supplies
13	\$5,000.00	\$8,500.00	Equipment Rental - Toolcat/Truck/4-Whlr/Tractor
14	\$22,000.00	\$22,700.00	Insurance Common Area
15	\$3,000.00	\$3,000.00	Legal and Accounting - General
	\$182,060.00	\$179,390.00	Sub-Total
16	\$45,000.00	\$45,000.00	Capital Reserve / Accrual
	(\$6,700.00)	(\$6,700.00)	Cattle Lease Income - Variable by cattle #s and weather
	\$220,360.00	\$217,690.00	Total Operating Dues
18	\$35,500.00	\$35,500.00	Water System Maintenance
18	\$2,500.00	\$2,500.00	Water Manager's Annual Fee
18	\$22,500.00	\$22,500.00	Water System Reserve Account / Accrual
19	\$0.00	\$600.00	Water Rights Legal
19a	\$9,500.00	\$11,500.00	Water Engineer
	\$70,000.00	\$72,600.00	Total Water System
20	\$750.00	\$750.00	Other - Annual Meeting
	\$70,750.00	\$73,350.00	Total Water and Other before Improvements
			Improvements
20		\$0.00	Gravel
20		\$20,000.00	Dust Control 2023,
20	\$70,000.00	\$85,000.00	Water System Upgrade
	\$70,000.00	\$105,000.00	Total Improvements
	\$0.00		less Reserve Contribution
	\$70,000.00	\$105,000.00	Total Improvements from Owners
	\$2,000.00	\$3,000.00	Improvements cost per lot
	\$361,110.00	\$396,040.00	Total Association Dues
	\$10,317.43	\$11,315.43	Annual Cost per Lot
	\$859.79	\$942.95	Monthly Fee per Parcel

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