

**HOA - Alpine Mountain Ranch & Club
2022 Budget Plan Summary**

Account	Description	Budget 2021	YTD 10/29/2021	Projected 2021	Variance to Budget 2021	Budget 2022	Variance to 2021 Projected	Assumptions/Comments 2022
INCOME								
4000	HOA Dues							
40010	Developer Dues	\$ 244,860	\$ 244,860	\$ 244,860	\$ -	\$ 149,678	\$ (95,182)	Dues \$7,775 per lot
40020	Homeowners Dues	\$ 126,140	\$ 126,140	\$ 126,140	\$ -	\$ 264,350	\$ 138,210	Dues \$7,775 per lot
40030	Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 4000 - HOA Dues	\$ 371,000	\$ 371,000	\$ 371,000	\$ -	\$ 414,028.00	\$ 43,028	
	Miscellaneous income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12100	Design Review fees	\$ 15,575	\$ 30,354	\$ 32,779	\$ 17,204	\$ 40,500	\$ 7,721	DRB fees for 9 lots
40100	Working capital	\$ 14,840	\$ 30,535	\$ 32,390	\$ 17,550	\$ 23,328	\$ (9,062)	Working capital for 12 projected sales
50000	Custom Hay Production	\$ 2,750	\$ 1,692	\$ 1,692	\$ (1,058)	\$ 1,700	\$ 8	
50010	Ag Leasing/Grazing & Ranching	\$ 500	\$ -	\$ 575	\$ 75	\$ -	\$ (575)	No grazing income expected in 2022
	Interest Income	\$ 36	\$ 25	\$ 25	\$ (11)	\$ 36	\$ 11	
	Total Income	\$ 404,701	\$ 433,606	\$ 438,461	\$ 33,760	\$ 479,592.00	\$ 41,131	
EXPENSES								
6000	GENERAL EXPENSE ACCOUNTS							
60110	Business Licenses and Permits	\$ 83	\$ 38	\$ 38	\$ (45)	\$ 83	\$ 45	
60130	Computer and Internet Expenses	\$ -	\$ -	\$ 240		\$ -	\$ (240)	
60131	Owners Lodge 50/50 split with AMRC	\$ 360	\$ 295	\$ 400	\$ 41	\$ 456	\$ 56	
60132	Guest Cabin 50/50 split with AMRC	\$ 360	\$ 295	\$ 400	\$ 41	\$ 456	\$ 56	
60133	Barn 50/50 split with AMRC	\$ 360	\$ 295	\$ 400	\$ 41	\$ 456	\$ 56	
	Total 6000 - General Expense Accounts	\$ 1,162	\$ 923	\$ 1,478	\$ 317	\$ 1,451	\$ (27)	
60140	Staff Training/Education	\$ 500	\$ -	\$ -	\$ (500)	\$ 500	\$ 500	
60410	Janitorial Expense	\$ 1,000	\$ -	\$ -	\$ (1,000)	\$ -	\$ -	Expenses have been budgeted in specific building maintenance where the cleaning is occurring
60700	Miscellaneous Expense	\$ 240	\$ -	\$ -	\$ (240)	\$ -	\$ -	
60710	Office Supplies	\$ 120	\$ -	\$ -	\$ (120)	\$ 120	\$ 120	
60730	Postage	\$ 96	\$ 110	\$ 125	\$ 29	\$ 116	\$ (9)	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60750	Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60752	Legal Fees	\$ 2,400	\$ 2,076	\$ 2,400	\$ -	\$ 2,400	\$ -	
60754	Accounting Fees	\$ 1,045	\$ 1,129	\$ 1,129	\$ 84	\$ 1,190	\$ 61	
60765	Design Review Fee	\$ 7,000	\$ 42,939	\$ 39,434	\$ 32,434	\$ 40,500	\$ 1,066	Adjusting payments that should have been AMRC \$3505
60756	Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60758	Consulting Fees	\$ -	\$ 103	\$ 103	\$ 103	\$ -	\$ (103)	
60750	Professional Fees - Other	\$ 10,000	\$ 800	\$ 10,000	\$ -	\$ 3,000	\$ (7,000)	Previous year website cost - Professional fees will be much less in 2022
	Total 60140-60750	\$ 22,401	\$ 47,157	\$ 53,191	\$ 30,790	\$ 47,826	\$ (5,365)	
60810	Telephone Expense							
	Office	\$ -	\$ -	\$ -	\$ -	\$ 528	\$ 528	
	Lodge	\$ 408	\$ 391	\$ 461	\$ 53	\$ 528	\$ 67	
	Cabin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Gate	\$ 840	\$ 669	\$ 840	\$ -	\$ 840	\$ -	
	Total 60810 - Telephone Expense	\$ 1,248	\$ 1,060	\$ 1,301	\$ 53	\$ 1,896	\$ 595	

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INCOME								
60861	Electricity		\$ -	\$ -				
	Barn (split 50% with AMRC)	\$ 746	\$ 566	\$ 746	\$ -	\$ 985	\$ 239	
	Cabin (split 50% with AMRC)	\$ 598	\$ 415	\$ 598	\$ -	\$ 850	\$ 252	
	Entrance	\$ 780	\$ 531	\$ 780	\$ -	\$ 900	\$ 120	
	Lake Pump	\$ 2,550	\$ 1,150	\$ 2,550	\$ -	\$ 2,550	\$ -	
	Lodge (Split 50% with AMRC)	\$ 779	\$ 590	\$ 779	\$ -	\$ 1,030	\$ 251	
	Priest Creek Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Electricity - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 60861 - Electricity	\$ 5,453	\$ 3,252	\$ 5,453	\$ -	\$ 6,315	\$ 862	
60865	Propane		\$ -	\$ -				
	Barn Split 50% with AMRC	\$ 780	\$ 415	\$ 780	\$ -	\$ 780	\$ -	
	Cabin Split 50% with AMRC	\$ 900	\$ 857	\$ 900	\$ -	\$ 900	\$ -	
	Lodge Split 50% with AMRC	\$ 1,545	\$ 1,025	\$ 1,545	\$ -	\$ 1,545	\$ -	
	Total 60865 - Propane	\$ 3,225	\$ 2,297	\$ 3,225	\$ -	\$ 3,225	\$ -	
60866	Trash Removal Split 50% with AMRC	\$ 900	\$ 291	\$ 355	\$ (545)	\$ 390	\$ 35	
60869	Satellite TV- Owners' Lodge Split 50% with AMRC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60869	Satellite TV- Guest Cabin Split 50% with AMRC	\$ 960	\$ 844	\$ 960	\$ -	\$ 1,032	\$ 72	
	Total 60860 -Trash Removal and Satellite	\$ 1,860	\$ 1,135	\$ 1,315	\$ (545)	\$ 1,422	\$ 107	
61000	HOA management fee	\$ 84,000	\$ 70,000	\$ 84,000	\$ -	\$ 99,000	\$ 15,000	\$8,200 monthly inclusive of personnel, accounting and admin expenses. AMRC- caddy, razor, truck, office, intern on weekends.
6000	General Expense Accounts - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 6000 - GENERAL EXPENSE ACCOUNTS	\$ 119,349	\$ 125,824	\$ 149,963	\$ 30,614	\$ 161,135	\$ 11,172	
62000	AMENITY PROGRAMS		\$ -	\$ -				
62220	Barn Supplies	\$ 840	\$ 937	\$ 937	\$ 97	\$ 1,020	\$ 83	
62210	Owners Lodge Supplies	\$ 1,200	\$ 4,421	\$ 4,700	\$ 3,500	\$ 4,700	\$ -	Supplies are split between marketing and the HOA
62255	Hermitage Supplies	\$ 120	\$ 41	\$ 120	\$ -	\$ 120	\$ -	
62240	Recreation Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
62250	Recreation Equipment	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 4,500	\$ 1,500	
62270	Holiday Decorations/Gate Décor	\$ 4,875	\$ -	\$ 4,875	\$ -	\$ 4,875	\$ -	Marketing pays for the lighting at the main gate/bridge
	Total 62200 - Owners Lodge, Hermitage & Barn	\$ 10,035	\$ 5,399	\$ 13,632	\$ 3,597	\$ 15,215	\$ 1,583	
62300	Track & Trail		\$ -	\$ -				
	Trail Maintenance	\$ 8,175	\$ 7,395	\$ 8,175	\$ -	\$ 4,825	\$ (3,350)	
	Trail Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 62300 - Track & Trail	\$ 8,175	\$ 7,395	\$ 8,175	\$ -	\$ 4,825	\$ (3,350)	
62500	Fishing Program	\$ 250	\$ 66	\$ 66	\$ (184)	\$ 2,300	\$ 2,234	Fishing supplies and stocking Lonecast Lake with rainbow trout
	Rocky Mountain Angling Club	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	HOA share = \$5,000 of \$30,000 lease. AMRC pays \$25,000.
	Total 62500 - Fishing Program	\$ 5,250	\$ 66	\$ 5,066	\$ (184)	\$ 7,300	\$ 2,234	
62600	Horse Program	\$ 2,000	\$ 4,157	\$ 4,157	\$ 2,157	\$ 6,000	\$ 1,843	Expanded horse program to meet owner demand. AMRC pays \$6k.
	Total 62600 - Horse Program	\$ 2,000	\$ 4,157	\$ 4,157	\$ 2,157	\$ 6,000	\$ 1,843	

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INCOME								
62700	Guest Cabin Supplies	\$ 1,050	\$ 354	\$ 450	\$ (600)	\$ 1,050	\$ 600	
62800	Audio/Video Owners Lodge/Cabin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
62000	Amenity Programs - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 62000 - AMENITY PROGRAMS	\$ 26,510	\$ 17,371	\$ 31,480	\$ 4,970	\$ 34,390	\$ 2,910	
64000	BUILDINGS							
64700	Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Paid by Metro District
64100	Owners Lodge Maintenance	\$ 2,600	\$ 5,734	\$ 5,734	\$ 3,134	\$ 5,900	\$ 166	
64200	Hermitage Maintenance	\$ 200	\$ 1,640	\$ 1,640	\$ 1,440	\$ 500	\$ (1,140)	Window for Hermitage purchase in 2021 saul install 2022
64300	Guest Cabin Maintenance	\$ 1,900	\$ 4,845	\$ 4,845	\$ 2,945	\$ 1,900	\$ (2,945)	2021 purchased mattresses, maintenance will be reduced
64400	Barn Maintenance	\$ 500	\$ 1,442	\$ 1,442	\$ 942	\$ 500	\$ (942)	
64600	Shed Maintenance	\$ 200	\$ -	\$ -	\$ (200)	\$ 200	\$ 200	
64000	Buildings - Other	\$ 400	\$ 495	\$ 495	\$ 95	\$ 890	\$ 396	
	Total 64000 - BUILDINGS	\$ 5,800	\$ 14,156	\$ 14,156	\$ 8,356	\$ 9,890	\$ (4,266)	
65000	ENTRY GATE							
65200	Gate Maintenance	\$ 240	\$ 112	\$ 112	\$ (128)	\$ 320	\$ 208	
65000	Entry Gate - Other	\$ 1,200	\$ 900	\$ 900	\$ (300)	\$ 1,600	\$ 700	Transponders for new owners
	Total 65000 - ENTRY GATE	\$ 1,440	\$ 1,012	\$ 1,012	\$ (428)	\$ 1,920	\$ 908	
66000	RANCH OPERATIONS							
66001	Repairs and Maintenance							
66001	Staining touchup on Barn, Lodge, Guest House	\$ 750	\$ 1,311	\$ 1,311	\$ 561	\$ 750	\$ (561)	
66001	Road sign posts- stain/repair	\$ 375	\$ -	\$ -	\$ (375)	\$ 375	\$ 375	
66002	Small Tools and Equipment	\$ 3,500	\$ 395	\$ 3,500	\$ -	\$ 3,500	\$ -	Repairs/replacement of snowblowers, chainsaws, mowers, weed wackers, drills, etc.
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
66003	Vehicle (pickup truck only)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
68810	Fuel (truck and power equipment)	\$ 1,620	\$ 884	\$ 1,620	\$ -	\$ 1,620	\$ -	
68815	Registration	\$ 150	\$ -	\$ 150	\$ -	\$ 150	\$ -	
68820	Pickup	\$ 1,500	\$ 24	\$ 1,500	\$ -	\$ 1,500	\$ -	Maintenance
68821	4-Wheeler and Snowmobiles	\$ 1,500	\$ 545	\$ 1,500	\$ -	\$ 1,500	\$ -	Maintenance
	Total 66000-66003	\$ 9,395	\$ 3,159	\$ 9,581	\$ 186	\$ 9,395	\$ (186)	
66004	Contract Labor	\$ 20,220	\$ 28,811	\$ 21,600	\$ 1,380	\$ 35,000	\$ 13,400	Contracted ranch hand, Saul Hernandez increase pay to \$35/hour laborer stays at \$25/hour
66007	Hay Production	\$ 2,750	\$ 2,744	\$ 5,436	\$ 2,686	\$ 2,750	\$ (2,686)	Paid to owners includes 2020 and 2021 payments
66008	Grazing & Ranching Lease	\$ 500	\$ 329	\$ 904	\$ 404	\$ -	\$ (904)	Paid to owners includes 2020 and 2021 payments
66000	Ranch Operations - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 66000 - RANCH OPERATIONS	\$ 32,865	\$ 35,043	\$ 37,521	\$ 4,656	\$ 47,145	\$ 9,624	

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INCOME								
68100	Snow Removal	\$ 5,625	\$ 6,405	\$ 7,000	\$ 1,375	\$ 7,000	\$ -	Snow removal around buildings performed by contract laborer. Road snow removal paid for by Metro District.
		\$ -	\$ -	\$ -		\$ -	\$ -	
68150	Landscape Maintenance		\$ 15,891	\$ 15,891		\$ 16,600	\$ 709	This is not currently itemized by building.
	Barn	\$ 1,500	\$ 2,081	\$ 2,081	\$ 581	\$ 2,185	\$ 104	
	Entry	\$ 250	\$ -	\$ -	\$ (250)	\$ -	\$ -	
	Fertilizer	\$ 1,700	\$ -	\$ -	\$ (1,700)	\$ -	\$ -	
	Irrigation/Spring & Fall prep	\$ 2,000	\$ -	\$ -	\$ (2,000)	\$ -	\$ -	
	Lodge flowers	\$ 1,500	\$ -	\$ -	\$ (1,500)	\$ -	\$ -	
	Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Shrubs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Landscape Maintenance - Other	\$ 10,500	\$ -	\$ -	\$ (10,500)	\$ -	\$ -	
	Total 68150 - Landscape Maintenance	\$ 23,075	\$ 24,377	\$ 24,972	\$ 1,897	\$ 25,785	\$ 813	
68200	Road Maintenance	\$ -	\$ -	\$ -		\$ -	\$ -	Metro District pays road maintenance
68250	Fence Maintenance	\$ 3,500	\$ 890	\$ 2,000	\$ (1,500)	\$ 3,500	\$ 1,500	
68300	Ditch Maintenance	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ -	
68400	Sand	\$ 250	\$ -	\$ 250	\$ -	\$ 250	\$ -	
68450	Signs & Lighting - Maintenance	\$ 420	\$ 972	\$ 972	\$ 552	\$ 420	\$ (552)	
68500	Weed Control	\$ 6,000	\$ 6,488	\$ 6,636	\$ 636	\$ 6,800	\$ 164	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
68550	Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Aerator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Cattail Treatment/removal	\$ 3,750	\$ -	\$ 3,510	\$ (240)	\$ 3,750	\$ 240	
	Recirc & Collection cleanout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 68550 - Lake Maintenance	\$ 14,420	\$ 8,350	\$ 13,868	\$ (552)	\$ 15,220	\$ 1,352	
			\$ -					
	Total 68000 - ROAD & LANDSCAPE	\$ 37,495	\$ 32,727	\$ 38,840	\$ 1,345	\$ 41,005	\$ 2,165	
69000	Metro District Operating	\$ 90,000	\$ 94,500	\$ 94,500	\$ 4,500	\$ 50,000	\$ (44,500)	
69000	Metro District Capital	\$ 36,000	\$ -	\$ 36,000	\$ -	\$ 70,000	\$ 34,000	
	Total 69000 - METRO DISTRICT	\$ 126,000	\$ 94,500	\$ 130,500	\$ 4,500	\$ 120,000	\$ (10,500)	
	Operating Contingency	\$ 15,000	\$ -	\$ -	\$ (15,000)	\$ 15,000	\$ 15,000	Contingency for unexpected expenses or revenue shortfalls
Subtotal Expenses		\$ 364,459	\$ 320,633	\$ 403,471	\$ 39,013	\$ 430,485	\$ 27,014	
10200	HOA maintenance Reserve Fund Transfer	\$ 39,500	\$ 19,500	\$ 39,500	\$ -	\$ 50,000	\$ 10,500	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenses and Funds Transfer		\$ 403,959	\$ 340,133	\$ 442,971	\$ 39,013	\$ 480,485	\$ 37,514	
NET Operating Budget Including Reserve Fund transfer		\$ 743	\$ 93,473	\$ (4,510)	\$ (5,252)	\$ (893)	\$ 3,617	
HOA Capital projects paid out of reserve		\$ (35,500)	\$ (10,000)	\$ (34,512)	\$ 988	\$ (88,000)	\$ (53,488)	