

**HOA - Alpine Mountain Ranch & Club
2021 Budget Plan Summary**

Account	Description	Budget 2021
INCOME		
4000	HOA Dues	
40010	Developer Dues	\$ 244,860
40020	Homeowners Dues	\$ 126,140
40030	Special Assessment	\$ -
	Total 4000 - HOA Dues	\$ 371,000.00
	Miscellaneous income	\$ -
12100	Design Review fees	\$ 15,575
40100	Working capital	\$ 14,840
50000	Custom Hay Production	\$ 2,750
50010	Ag Leasing/Grazing & Ranching	\$ 500
	Interest Income	\$ 36
	Total Income	\$ 404,701.00
EXPENSES		
6000	GENERAL EXPENSE ACCOUNTS	
60110	Business Licenses and Permits	\$ 83
60130	Computer and Internet Expenses	\$ -
60131	Owners Lodge 50/50 split with AMRC	\$ 360
60132	Guest Cabin 50/50 split with AMRC	\$ 360
60133	Barn 50/50 split with AMRC	\$ 360
	Total 6000 - General Expense Accounts	\$ 1,162
60140	Staff Training/Education	\$ 500
60410	Janitorial Expense	\$ 1,000
60700	Miscellaneous Expense	\$ 240
60710	Office Supplies	\$ 120
60730	Postage	\$ 96
		\$ -
60750	Professional Fees	\$ -
60752	Legal Fees	\$ 2,400
60754	Accounting Fees	\$ 1,045
60765	Design Review Fee	\$ 7,000
60756	Administrative Fees	\$ -
60758	Consulting Fees	\$ -
60750	Professional Fees - Other	\$ 10,000
	Total 60140-60750	\$ 22,401
60810	Telephone Expense	
	Office	\$ -
	Lodge	\$ 408
	Cabin	\$ -
	Gate	\$ 840
	Total 60810 - Telephone Expense	\$ 1,248
60861	Electricity	
	Barn (split 50% with AMRC)	\$ 746
	Cabin (split 50% with AMRC)	\$ 598
	Entrance	\$ 780
	Lake Pump	\$ 2,550
	Lodge (Split 50% with AMRC)	\$ 779
	Priest Creek Irrigation	\$ -
	Electricity - Other	\$ -
	Total 60861 - Electricity	\$ 5,453
60865	Propane	
	Barn Split 50% with AMRC	\$ 780
	Cabin Split 50% with AMRC	\$ 900
	Lodge Split 50% with AMRC	\$ 1,545
	Total 60865 - Propane	\$ 3,225
60866	Trash Removal Split 50% with AMRC	\$ 900

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INCOME		
60869	Satellite TV- Owners' Lodge Split 50% with AMRC	\$ -
60869	Satellite TV- Guest Cabin Split 50% with AMRC	\$ 960
Total 60860 -Trash Removal and Satellite		\$ 1,860
61000	HOA management fee	\$ 84,000
6000	General Expense Accounts - Other	\$ -
Total 6000 - GENERAL EXPENSE ACCOUNTS		\$ 119,349
62000	AMENITY PROGRAMS	
62220	Barn Supplies	\$ 840
62210	Owners Lodge Supplies	\$ 1,200
62255	Hermitage Supplies	\$ 120
62240	Recreation Programs	\$ -
62250	Recreation Equipment	\$ 3,000
62270	Holiday Decorations/Gate Décor	\$ 4,875
Total 62200 - Owners Lodge, Hermitage & Barn		\$ 10,035
62300	Track & Trail	
	Trail Maintenance	\$ 8,175
	Trail Signage	\$ -
Total 62300 - Track & Trail		\$ 8,175
62500	Fishing Program	\$ 250
	Rocky Mountain Angling Club	\$ 5,000
Total 62500 - Fishing Program		\$ 5,250
62600	Horse Program	\$ 2,000
Total 62600 - Horse Program		\$ 2,000
62700	Guest Cabin Supplies	\$ 1,050
62800	Audio/Video Owners Lodge/Cabin	\$ -
62000	Amenity Programs - Other	\$ -
		\$ -
Total 62000 - AMENITY PROGRAMS		\$ 26,510
64000	BUILDINGS	
64700	Insurance	\$ -
64100	Owners Lodge Maintenance	\$ 2,600
64200	Hermitage Maintenance	\$ 200
64300	Guest Cabin Maintenance	\$ 1,900
64400	Barn Maintenance	\$ 500
64600	Shed Maintenance	\$ 200
64000	Buildings - Other	\$ 400
Total 64000 - BUILDINGS		\$ 5,800
65000	ENTRY GATE	\$ -
65200	Gate Maintenance	\$ 240
65000	Entry Gate - Other	\$ 1,200
Total 65000 - ENTRY GATE		\$ 1,440
66000	RANCH OPERATIONS	
66001	Repairs and Maintenance	
66001	Staining touchup on Barn, Lodge, Guest House	\$ 750
66001	Road sign posts- stain/repair	\$ 375
66002	Small Tools and Equipment	\$ 3,500
		\$ -
66003	Vehicle (pickup truck only)	\$ -
68810	Fuel (truck and power equipment)	\$ 1,620
68815	Registration	\$ 150
68820	Pickup	\$ 1,500
68821	4-Wheeler and Snowmobiles	\$ 1,500
Total 66000-66003		\$ 9,395

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INCOME		
66004	Contract Labor	\$ 20,220
66007	Hay Production	\$ 2,750
66008	Grazing & Ranching Lease	\$ 500
66000	Ranch Operations - Other	\$ -
Total 66000 - RANCH OPERATIONS		\$ 32,865
68100	Snow Removal	\$ 5,625
		\$ -
68150	Landscape Maintenance	\$ -
	Barn	\$ 1,500
	Entry	\$ 250
	Fertilizer	\$ 1,700
	Irrigation/Spring & Fall prep	\$ 2,000
	Lodge flowers	\$ 1,500
	Mulch	\$ -
	Shrubs	\$ -
	Landscape Maintenance - Other	\$ 10,500
Total 68150 - Landscape Maintenance		\$ 23,075
68200	Road Maintenance	\$ -
68250	Fence Maintenance	\$ 3,500
68300	Ditch Maintenance	\$ 500
68400	Sand	\$ 250
68450	Signs & Lighting - Maintenance	\$ 420
68500	Weed Control	\$ 6,000
		\$ -
68550	Lake Maintenance	\$ -
	Aerator	\$ -
	Cattail Treatment/removal	\$ 3,750
	Recirc & Collection cleanout	\$ -
Total 68550 - Lake Maintenance		\$ 14,420
Total 68000 - ROAD & LANDSCAPE		\$ 37,495
69000	Metro District Operating	\$ 90,000
69000	Metro District Capital	\$ 36,000
Total 69000 - METRO DISTRICT		\$ 126,000
Operating Contingency		\$ 15,000
Subtotal Expenses		\$ 364,459
10200	HOA Reserve fund transfers for reserve projects paid by operating HOA	\$ (4,000)
10200	Metro Reserve fund transfers for projects paid by operating HOA	\$ -
10200	HOA maintenance Reserve Fund Transfer	\$ 39,500
		\$ -
Total Expenses and Funds Transfers		\$ 399,959
NET Operating Budget not including Reserve Fund transfer		\$ 40,243
NET Operating Budget with Reserve Funds Transfer		\$ 4,743