

**HOA - Alpine Mountain Ranch & Club
2023 Budget Plan Summary**

Account	Description	Budget 2022	YTD 10/31/2022	Projected 2022	Variance to Budget 2022	Budget 2023	Variance to 2022 Projected	Assumptions/Comments 2023
INCOME								
4000	HOA Dues							
40010	Developer Dues	\$ 149,678	\$ 150,317	\$ 150,326	\$ 648	\$ 171,000	\$ 20,674	Dues \$8,550 per lot
40020	Homeowners Dues	\$ 264,350	\$ 272,125	\$ 272,125	\$ 7,775	\$ 367,650	\$ 95,525	
40030	Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 4000 - HOA Dues	\$ 414,028	\$ 422,442	\$ 422,451	\$ 8,423	\$ 538,650	\$ 116,199	
80200	Miscellaneous income	\$ -	\$ 2,842	\$ 2,842	\$ 2,842	\$ -	\$ (2,842)	
12100	Design Review fees	\$ 40,500	\$ 43,590	\$ 45,000	\$ 4,500	\$ 27,000	\$ (18,000)	
40100	Working capital	\$ 23,328	\$ 11,752	\$ 15,550	\$ (7,778)	\$ 10,690	\$ (4,860)	
40200	Real Estate Transfer Assessment	\$ -	\$ 49,500	\$ 89,500	\$ 89,500	\$ -	\$ (89,500)	
50000	Custom Hay Production	\$ 1,700	\$ 1,750	\$ 1,750	\$ 50	\$ 1,700	\$ (50)	
50010	Ag Leasing/Grazing & Ranching	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Interest Income	\$ 36	\$ 14	\$ 25	\$ (11)	\$ 36	\$ 11	
	Total Income	\$ 479,592	\$ 531,889	\$ 577,118	\$ 97,526	\$ 578,076	\$ 958	
EXPENSES								
6000	GENERAL EXPENSE ACCOUNTS							
60110	Business Licenses and Permits	\$ 83	\$ 29	\$ 29	\$ (54)	\$ 83	\$ 54	
60130	Computer and Internet Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60131	Owners Lodge 50/50 split with AMRC	\$ 456	\$ 512	\$ 615	\$ 159	\$ 504	\$ (111)	
	New Cabin 50/50 split with AMRC		\$ -	\$ 192	\$ 192	\$ 504	\$ 312	internet fees
60132	Guest Cabin 50/50 split with AMRC	\$ 456	\$ 381	\$ 494	\$ 38	\$ 504	\$ 10	internet fees
60133	Barn 50/50 split with AMRC	\$ 456	\$ 343	\$ 494	\$ 38	\$ 504	\$ 10	internet fees
	Total 6000 - General Expense Accounts	\$ 1,451	\$ 1,265	\$ 1,824	\$ 373	\$ 2,099	\$ 275	
60140	Staff Training/Education	\$ 500	\$ -	\$ -	\$ (500)	\$ 500	\$ 500	
60400	Interest Expense		\$ 1,204			\$ -		
60410	Janitorial Expense	\$ -	\$ 484	\$ 484	\$ 484	\$ -	\$ (484)	Deep clean in May and November- these have been coded in the buildings where the cleaning is occurring
60700	Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60710	Office Supplies	\$ 120	\$ 41	\$ 60	\$ (60)	\$ 60	\$ -	
60730	Postage	\$ 116	\$ 84	\$ 116	\$ -	\$ 116	\$ -	
60750	Professional Fees	\$ -				\$ -		
60752	Legal Fees	\$ 2,400	\$ 120	\$ 600	\$ (1,800)	\$ 2,400	\$ 1,800	
60754	Accounting Fees	\$ 1,190	\$ 1,501	\$ 1,700	\$ 510	\$ 1,800	\$ 100	
60765	Design Review Fee	\$ 40,500	\$ 34,005	\$ 40,000	\$ (500)	\$ 27,000	\$ (13,000)	
60756	Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60758	Consulting Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60750	Professional Fees - Other	\$ 3,000	\$ 2,213	\$ 2,500	\$ (500)	\$ 3,000	\$ 500	
	Total 60140-60750	\$ 47,826	\$ 39,652	\$ 45,460	\$ (2,366)	\$ 34,876	\$ (10,584)	
60810	Telephone Expense							
	Office	\$ 528	\$ -	\$ -	\$ (528)	\$ 480	\$ 480	going forward split phone 1 for AW, 1 for Lodge, 1 for gate
	Lodge	\$ 528	\$ 324	\$ 400	\$ (128)	\$ 480	\$ 80	
	Cabin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Gate	\$ 840	\$ 835	\$ 1,020	\$ 180	\$ 480	\$ (540)	
	Total 60810 - Telephone Expense	\$ 1,896	\$ 1,159	\$ 1,420	\$ (476)	\$ 1,440	\$ 20	

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INCOME								
60861	Electricity		\$ -	\$ -				
	Barn (split 50% with AMRC)	\$ 985	\$ 732	\$ 985	\$ -	\$ 1,150	\$ 165	
	Cabin (split 50% with AMRC)	\$ 850	\$ 535	\$ 850	\$ -	\$ 980	\$ 130	
	New Cabin split 50% with AMRC	\$ -	\$ -	\$ 100	\$ 100	\$ 980	\$ 880	
	Entrance	\$ 900	\$ 631	\$ 900	\$ -	\$ 900	\$ -	
	Lake Pump	\$ 2,550	\$ 1,095	\$ 1,500	\$ (1,050)	\$ 1,560	\$ 60	
	Lodge (Split 50% with AMRC)	\$ 1,030	\$ 693	\$ 1,030	\$ -	\$ 1,250	\$ 220	
	Priest Creek Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Electricity - Other	\$ -	\$ 397	\$ 397	\$ 397	\$ -	\$ (397)	
	Total 60861 - Electricity	\$ 6,315	\$ 4,082	\$ 5,762	\$ (554)	\$ 6,820	\$ 1,059	
60865	Propane		\$ -	\$ -				
	Barn Split 50% with AMRC	\$ 780	\$ 1,073	\$ 1,300	\$ 520	\$ 1,300	\$ -	
	Cabin Split 50% with AMRC	\$ 900	\$ 1,503	\$ 1,800	\$ 900	\$ 1,800	\$ -	
	New Cabin 50% with AMRC	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,800	
	Lodge Split 50% with AMRC	\$ 1,545	\$ 2,172	\$ 2,700	\$ 1,155	\$ 3,100	\$ 400	Propane fire pit - increase in usage of propane
	Total 60865 - Propane	\$ 3,225	\$ 4,749	\$ 5,800	\$ 2,575	\$ 8,000	\$ 2,200	
60866	Trash Removal Split 50% with AMRC	\$ 390	\$ 393	\$ 447	\$ 57	\$ 720	\$ 273	Increase due to new guest cabins and increased owner use of Owners' Lodge
60867	Water							
	Barn (Split 50% with AMRC)	\$ -	\$ -	\$ -	\$ -	\$ 685	\$ 685	
	Owners Lodge (Split 50% with AMRC)	\$ -	\$ -	\$ -	\$ -	\$ 685	\$ 685	
	Original Guest Cabin (Split 50% with AMRC)	\$ -	\$ -	\$ -	\$ -	\$ 1,377	\$ 1,377	
	New Guest Cabin (Split 50% with AMRC)	\$ -	\$ -	\$ -	\$ -	\$ 1,377	\$ 1,377	
60869	Satellite TV- Owners' Lodge Split 50% with AMRC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	new TV service - new Guest Cabin	\$ -	\$ -	\$ -	\$ -	\$ 1,032	\$ 1,032	new service
60869	Satellite TV- Guest Cabin Split 50% with AMRC	\$ 1,032	\$ 774	\$ 1,032	\$ -	\$ 1,032	\$ -	
	Total 60860 -Trash Removal and Satellite	\$ 1,422	\$ 1,167	\$ 1,479	\$ 57	\$ 6,908	\$ 5,429	
61000	HOA management fee	\$ 99,000	\$ 82,500	\$ 99,000	\$ -	\$ 104,040	\$ 5,040	\$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	\$ 161,135	\$ 134,574	\$ 160,745	\$ (391)	\$ 164,183	\$ 3,439	
62000	AMENITY PROGRAMS		\$ -	\$ -				
62220	Barn Supplies	\$ 1,020	\$ 1,067	\$ 1,250	\$ 230	\$ 1,900	\$ 650	
62210	Owners Lodge Supplies	\$ 4,700	\$ 5,418	\$ 6,150	\$ 1,450	\$ 6,535	\$ 385	
62255	Hermitage Supplies	\$ 120	\$ 375	\$ 500	\$ 380	\$ 500	\$ -	
62240	Recreation Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
62250	Recreation Equipment	\$ 4,500	\$ -	\$ -	\$ (4,500)	\$ 2,500	\$ 2,500	Willy bags for tubing protection
62270	Holiday Decorations/Gate Décor	\$ 4,875	\$ -	\$ 4,875	\$ -	\$ 5,000	\$ 125	
	Total 62200 - Owners Lodge, Hermitage & Barn	\$ 15,215	\$ 6,860	\$ 12,775	\$ (2,440)	\$ 16,435	\$ 3,660	
62300	Track & Trail		\$ -	\$ -				

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INCOME								
	Trail Maintenance	\$ 4,825	\$ 14,786	\$ 15,200	\$ 10,375	\$ 14,650	\$ (550)	
	Trail Signage	\$ -	\$ 73	\$ 73	\$ 73	\$ -	\$ (73)	
	Total 62300 - Track & Trail	\$ 4,825	\$ 14,859	\$ 15,273	\$ 10,448	\$ 14,650	\$ (623)	
62500	Fishing Program	\$ 2,300	\$ 1,203	\$ 1,203	\$ (1,097)	\$ 300	\$ (903)	Fishing supplies - no fish stocking (every other year)
	Rocky Mountain Angling Club	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	HOA share = \$5,000 of \$30,000 lease. AMRC pays \$25,000.
	Total 62500 - Fishing Program	\$ 7,300	\$ 6,203	\$ 6,203	\$ (1,097)	\$ 5,300	\$ (903)	
62600	Horse Program	\$ 6,000	\$ 6,822	\$ 6,822	\$ 822	\$ 8,100	\$ 1,278	Increase in owner use of horse program
	Total 62600 - Horse Program	\$ 6,000	\$ 6,822	\$ 6,822	\$ 822	\$ 8,100	\$ 1,278	
62700	Guest Cabin Supplies	\$ 1,050	\$ 92	\$ 600	\$ (450)	\$ 300	\$ (300)	
62800	Audio/Video Owners Lodge/Cabin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
62000	Amenity Programs - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total 62000 - AMENITY PROGRAMS	\$ 34,390	\$ 34,836	\$ 41,673	\$ 7,283	\$ 44,785	\$ 3,112	
64000	BUILDINGS							
64700	Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Paid by Metro District
64100	Owners Lodge Maintenance	\$ 5,900	\$ 2,683	\$ 3,000	\$ (2,900)	\$ 2,600	\$ (400)	Locksmith to repair OL locks
64200	Hermitage Maintenance	\$ 500	\$ 4,076	\$ 4,076	\$ 3,576	\$ 500	\$ (3,576)	
64300	Guest Cabin Maintenance	\$ 1,900	\$ 1,621	\$ 2,000	\$ 100	\$ 1,200	\$ (800)	pipe leak in basement - twice in 2022
64400	Barn Maintenance	\$ 500	\$ 955	\$ 955	\$ 455	\$ 1,100	\$ 145	
64600	Shed Maintenance	\$ 200	\$ -	\$ -	\$ (200)	\$ 200	\$ 200	
64000	Buildings - Other	\$ 890	\$ 603	\$ 603	\$ (287)	\$ 890	\$ 287	
	Total 64000 - BUILDINGS	\$ 9,890	\$ 9,938	\$ 10,634	\$ 744	\$ 6,490	\$ (4,144)	
65000	ENTRY GATE							
65200	Gate Maintenance	\$ 320	\$ 2,118	\$ 2,118	\$ 1,798	\$ 1,200	\$ (918)	Twice yr maint plus any repairs
65000	Entry Gate - Other	\$ 1,600	\$ -	\$ -	\$ (1,600)	\$ 3,775	\$ 3,775	upgrade entry to cell phone based communication system other options available
	Total 65000 - ENTRY GATE	\$ 1,920	\$ 2,118	\$ 2,118	\$ 198	\$ 4,975	\$ 2,857	
66000	RANCH OPERATIONS							
66001	Repairs and Maintenance							
66001	Staining touchup on Barn, Lodge, Guest House	\$ 750	\$ 109	\$ 109	\$ (641)	\$ 750	\$ 641	
66001	Road sign posts- stain/repair	\$ 375	\$ -	\$ -	\$ (375)	\$ 375	\$ 375	
66002	Small Tools and Equipment	\$ 3,500	\$ 3,598	\$ 4,000	\$ 500	\$ 3,500	\$ (500)	
66003	Vehicle (pickup truck only)							
68810	Fuel (truck and power equipment)	\$ 1,620	\$ 1,348	\$ 1,700	\$ 80	\$ 1,680	\$ (20)	
68815	Registration	\$ 150	\$ 133	\$ 133	\$ (17)	\$ 150	\$ 17	
68820	Pickup	\$ 1,500	\$ 4,570	\$ 4,571	\$ 3,071	\$ 2,000	\$ (2,571)	
68821	4-Wheeler and Snowmobiles	\$ 1,500	\$ 2,675	\$ 3,200	\$ 1,700	\$ 2,400	\$ (800)	
	Total 66000-66003	\$ 9,395	\$ 12,433	\$ 13,712	\$ 4,317	\$ 10,855	\$ (2,857)	

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INCOME								
66004	Contract Labor	\$ 35,000	\$ 30,390	\$ 35,000	\$ -	\$ 35,000	\$ -	
66007	Hay Production	\$ 2,750	\$ -	\$ -	\$ (2,750)	\$ -	\$ -	
66008	Grazing & Ranching Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
66000	Ranch Operations - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total 66000 - RANCH OPERATIONS		\$ 47,145	\$ 42,823	\$ 48,712	\$ 1,567	\$ 45,855	\$ (2,857)	
68100	Snow Removal	\$ 7,000	\$ 10,621	\$ 13,000	\$ 6,000	\$ 10,000	\$ (3,000)	Snow removal around buildings performed by contract laborer. Road snow removal paid for by Metro District.
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
68150	Landscape Maintenance	\$ -	\$ 24,766	\$ 24,766	\$ -	\$ 25,100	\$ 334	not broken out by location by vendors
	Barn	\$ 2,185	\$ -	\$ -	\$ (2,185)	\$ -	\$ -	
	Entry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Fertilizer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Irrigation/Spring & Fall prep	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Lodge flowers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Shrubs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Landscape Maintenance - Other	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	Annual tree maint - pruning, tree removal, etc.
Total 68150 - Landscape Maintenance		\$ 9,185	\$ 35,388	\$ 37,766	\$ 28,581	\$ 38,600	\$ 834	
68200	Road Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Metro District pays road maintenance
68250	Fence Maintenance	\$ 3,500	\$ 21,653	\$ 21,653	\$ 18,153	\$ 13,900	\$ (7,753)	2022 - entire upper fence repaired and painted. Lower pasture fences replace boards and paint.
68300	Ditch Maintenance	\$ 500	\$ -	\$ -	\$ (500)	\$ -	\$ -	Covered by Metro District
68400	Sand	\$ 250	\$ -	\$ -	\$ (250)	\$ 1,000	\$ 1,000	Beach needs new sand spring 2023
68450	Signs & Lighting - Maintenance	\$ 420	\$ -	\$ -	\$ (420)	\$ 420	\$ 420	
68500	Weed Control	\$ 6,800	\$ -	\$ -	\$ (6,800)	\$ 6,800	\$ 6,800	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
68550	Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Aerator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Cattail Treatment/removal	\$ 3,750	\$ 5,782	\$ 5,782	\$ 2,032	\$ 6,000	\$ 218	
	Recirc & Collection cleanout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total 68550 - Lake Maintenance		\$ 15,220	\$ 27,436	\$ 27,435	\$ 12,215	\$ 28,120	\$ 685	
Total 68000 - ROAD & LANDSCAPE		\$ 24,405	\$ 62,823	\$ 65,201	\$ 40,796	\$ 66,720	\$ 1,519	
69000	Metro District Operating	\$ 50,000	\$ 90,000	\$ 120,000	\$ 70,000	\$ 40,000	\$ (80,000)	
69000	Metro District Capital	\$ 70,000	\$ -	\$ -	\$ (70,000)	\$ 100,000	\$ 100,000	
Total 69000 - METRO DISTRICT		\$ 120,000	\$ 90,000	\$ 120,000	\$ -	\$ 140,000	\$ 20,000	
Operating Contingency		\$ 15,000	\$ -	\$ -	\$ (15,000)	\$ 5,000	\$ 5,000	Contingency for unexpected expenses or revenue shortfalls
Subtotal Expenses		\$ 413,885	\$ 377,112	\$ 449,082	\$ 35,197	\$ 478,008	\$ 28,926	
10200	HOA maintenance Reserve Fund Transfer	\$ 50,000	\$ 99,500	\$ 139,500	\$ 89,500	\$ 100,000	\$ (39,500)	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenses and Funds Transfer		\$ 463,885	\$ 476,612	\$ 588,582	\$ 124,697	\$ 578,008	\$ (10,574)	
NET Operating Budget Including Reserve Fund transfer		\$ 15,707	\$ 55,277	\$ (11,464)	\$ (27,171)	\$ 68	\$ 11,532	

