

**HOA - Alpine Mountain Ranch & Club
2024 Budget Plan Summary**

Account	Description	Budget 2023	Projected 2023	Variance to Budget 2023	Budget 2024	Variance 2024 to 2023 Projected	Assumptions/Comments 2023
INCOME							
4000	HOA Dues						
40010	Developer Dues (18 lots) @ \$10,000	\$171,000	\$171,000	\$0	\$180,000	\$9,000	Dues \$10,000 per lot
40020	Owners Dues (45 lots) @ \$10,000	\$367,650	\$367,650	\$0	\$450,000	\$82,350	
40030	Special Assessment	\$0	\$0	\$0	\$0	\$0	
	Total 4000 - HOA Dues	\$538,650	\$538,650	\$0	\$630,000	\$91,350	
80200	Miscellaneous income - Guest Cabin	\$0	\$0	\$0	\$12,000	\$12,000	Creekside nightly rate \$100
12100	Design Review fees (\$4,500 x 6 home plans)	\$27,000	\$21,038	-\$5,962	\$27,000	\$5,962	
40100	Working capital (4 sales of new lots) @ \$2,500	\$10,690	\$4,663	-\$6,028	\$10,000	\$5,338	8550 goes to a holding account
40200	Real Estate Transfer Assessment	\$0	\$99,000	\$99,000		-\$99,000	\$99,000 received in 2023 and transferred to the HOA reserve for 2024.
50000	Custom Hay Production	\$1,700	\$2,400	\$700	\$2,400	\$0	
80200	Interest Income	\$0	\$11,970	\$11,970	\$0	-\$11,970	
	Cashback Reward	\$36	\$36	\$0	\$36	\$0	
	Total Income	\$578,076	\$677,756	\$99,680	\$681,436	\$3,680	
	Total 6000 - General Expense Accounts	\$2,099	\$1,864	-\$235	\$1,595	-\$269	
	Total 60140-60750	\$34,876	\$48,097	\$13,221	\$42,533	-\$5,564	
	Total 60810 - Telephone Expense	\$1,440	\$2,670	\$1,230	\$1,980	-\$690	
	Total 60861 - Electricity	\$6,820	\$7,160	\$340	\$9,285	\$2,125	
	Total 60865 - Propane	\$8,000	\$5,500	-\$2,500	\$7,800	\$2,300	
	Total 60860 -Trash Removal and Satellite	\$6,908	\$3,600	-\$3,308	\$6,965	\$3,365	
61000	HOA Management reimbursement	\$104,040	\$104,040	\$0	\$132,360	\$28,320	
60000	Contributions	\$0	\$7,500	\$7,500	\$5,000	-\$2,500	Donation Rocky Mountain Youth Corp/tree removal
	Total 6000 - GENERAL EXPENSE ACCOUNTS	\$164,183	\$180,431	\$16,248	\$207,518	\$27,087	
	Total 62200 - Amenity Bldgs	\$16,435	\$14,470	-\$1,965	\$14,900	\$430	
	Total 62300 - Track & Trail	\$14,650	\$17,250	\$2,600	\$17,000	-\$250	
	Total 62500 - Fishing Program	\$5,300	-\$175	-\$5,475	\$300	\$475	
	Total 62600 - Horse Program	\$8,100	\$8,225	\$125	\$12,000	\$3,775	
	Total 62000 - AMENITY PROGRAMS	\$44,785	\$42,770	-\$2,015	\$45,650	\$2,880	
	Total 64000 - BUILDINGS	\$6,490	\$16,181	\$9,691	\$9,510	-\$6,671	
	Total 65000 - ENTRY GATE	\$4,975	\$6,313	\$1,338	\$1,500	-\$4,813	
	Total 66000-66003	\$10,855	\$9,101	-\$1,754	\$24,090	\$14,989	
	Total 66000 - RANCH OPERATIONS	\$45,855	\$44,101	-\$1,754	\$59,090	\$14,989	
	Total 68150 - Landscape Maintenance	\$38,600	\$48,035	\$9,435	\$49,600	\$1,565	
	Total 68550 - Lake Maintenance	\$28,120	\$31,796	\$3,676	\$40,580	\$8,784	
	Total 68000 - ROAD & LANDSCAPE	\$66,720	\$79,831	\$13,111	\$90,180	\$10,349	
69000	Metro District Operating	\$40,000	\$140,000	\$100,000	\$140,000	\$0	
69000	Metro District Capital	\$100,000	\$0	-\$100,000	\$0	\$0	
	Total 69000 - METRO DISTRICT	\$140,000	\$140,000	\$0	\$140,000	\$0	
	Operating Contingency	\$5,000	\$0	-\$5,000	\$10,000	\$10,000	

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INCOME							
ubtotal Expenses		\$478,008	\$509,627	\$31,619	\$563,448	\$53,821	
10200	HOA maintenance Reserve Fund Transfer	\$100,000	\$100,000	\$0	\$100,000	\$0	
10200	Real Estate Transfer Assessments to Reserve	\$0	\$99,000	\$99,000		-\$99,000	
Total Expenses and Funds Transfer		\$578,008	\$708,627	\$130,619	\$663,448	-\$45,179	
NET Operating Budget - not including Reserve Fund transfer		\$100,068	\$168,129	\$68,061	\$117,988	-\$50,141	
NET Operating Budget with Reserve Fund Contribution		\$68	-\$30,871	-\$30,939	\$17,988	\$48,859	