The Mountain Park Ranch Homeowners' Association

2025 Operating Budget

Draft B

August 27, 2024

ek

The Mountain Park Ranch Homeowners Association

BUDGET SUMMARY by Fund

APPROVED 08/27/24

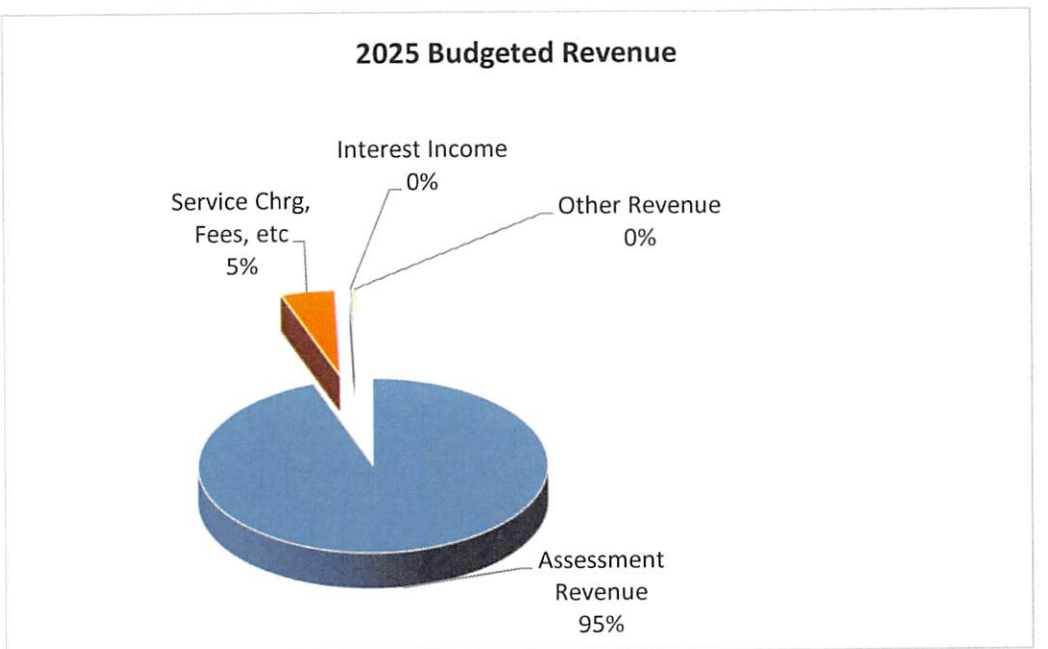
	2025 Budget
OPERATING FUND:	
Revenues:	
Assessments (7008 units)	2,912,208
Service Charges, Transfer Fees & Other Fees	154,500
Investment Income	16,500
Other	10,000
Total Revenues	3,093,208
Expenses:	
Administrative	(971,950)
Operating	(1,903,945)
Allocation to Reserve Fund	(217,313)
Total Expenses	(3,093,208)
Excess (Deficit) of Operating Revenue over Expense	-
Operating Funds - Prior Years	-
Excess (Deficit) of Operating Fund	**0**
CAPITAL FUND:	
Depreciation Expense	(75,000)
Excess (Deficit) of Capital Fund	**(75,000)**
RESERVE FUND:	
Revenues:	
Investment Income	40,000
Allocation from Operating Fund (per Reserve Study)	217,313
Total Revenues	257,313
Expenditures:	
Reserve Fund Projects (per Reserve Study)	(234,500)
Excess (Deficit) of Reserve Fund	**22,813**

The Mountain Park Ranch Homeowners Association

REVENUES

APPROVED 08/27/24

	2025 Budget
Assessment Revenue	
Homeowner Assessment Income	2,416,128
5808 homeowners @ $416	
Commercial Assessment Income	495,040
43 properties (1190units) @ $416	
Developer Assessment Income	1,040
10 unimproved lots @ $104	
Subtotal Assessment Revenue	2,912,208
Fees & Cost Reimbursement	
Late Fee Income	20,000
Administration Fee Income	7,000
Fine Income	2,500
Collection Fee Reimbursement	25,000
Escrow Fee Income	100,000
Subtotal Fees & Cost Reimbursement	154,500
Investment Income	
Operating Interest Income	16,500
Other Revenue	
Miscellaneous Income	
Recreation Area Key Income	10,000
Insurance Reimbursement	
Subtotal Other Revenue	10,000
Total Revenue	3,093,208



The Mountain Park Ranch Homeowners Association

Operating Expenses

APPROVED 08/27/24

	2025 Budget
Administrative	
Administration Payroll	448,500
Administration Payroll Overhead	146,000
Comp & Benefits Expense	28,000
Advertising	2,000
Contract Labor	1,000
Accounting/Audit	12,500
Assessment Collection Costs	30,000
Bad Debt Expense	6,500
Bank Service Charge	500
Office Cleaning Expense	5,000
Community Events	9,500
Computer & I/T Service	14,500
Education & Training	8,500
Local Travel (Employee Reimbursement)	10,000
Vehicle Fuel/Maint	4,000
Insurance	90,000
Legal Fees-CC&R Enforcement	6,000
Legal fees -General	8,500
Meeting Expense	7,500
Office Equipment Rental	9,000
Office Supplies & General Exp.	11,500
Payroll Service	6,500
Property Taxes	200
Postage	25,000
Printing	25,500
Office Rent	39,000
Office Electric	4,500
Office Telephone	4,750
Provision for Income Taxes	7,500
Total Administrative Expenses	$971,950

The Mountain Park Ranch Homeowners Association

Operating Expenses

APPROVED 08/27/24

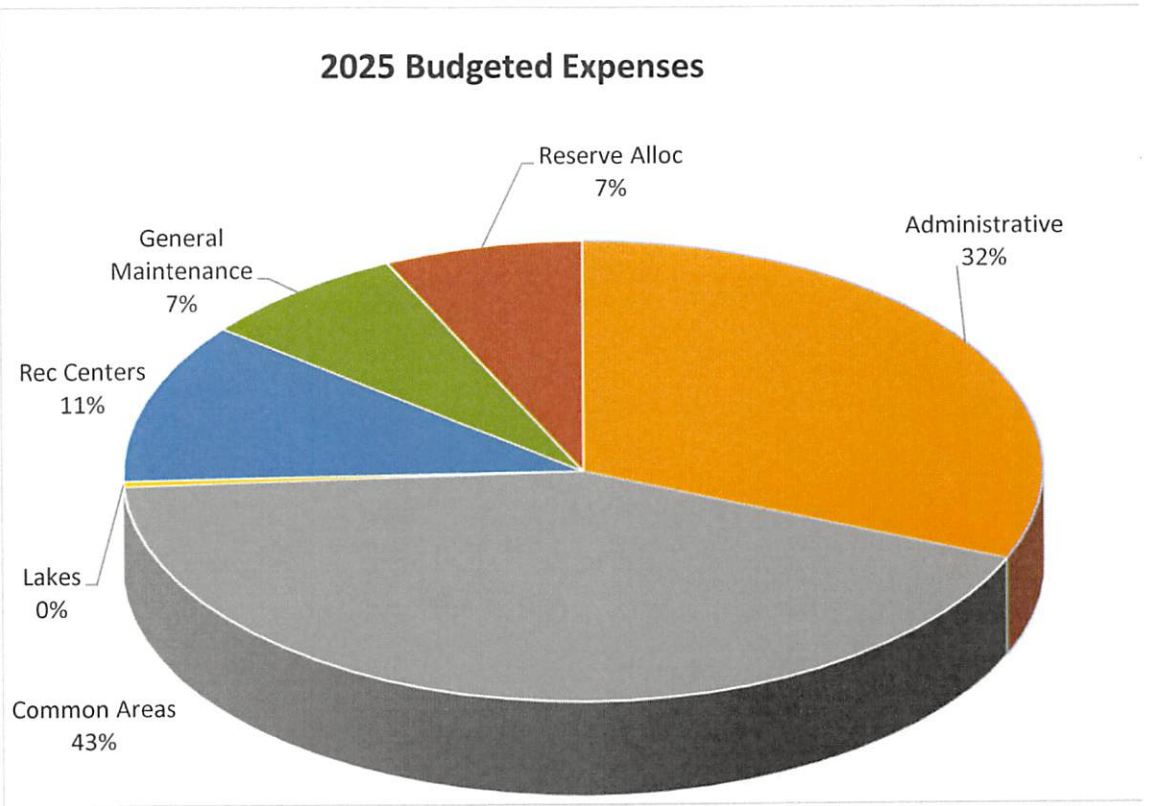
		2025 Budget
Common Areas		
Landscape Maint Contract		614,545
Retention Area Maintenance		2,000
Pest Control		5,500
Tree & Palm Maintenance		200,000
Trash Removal/Dump Fees		25,000
Irrigation & Sprinkler Repairs		41,000
Fertilizer & Chemicals		25,000
Plant & Tree Replacement		5,000
Seed & Mulch		25,000
Non-Contract Landscape Repair		26,500
View Fence - Repair & Maint		1,500
Stucco Walls - Repair & Maint		1,500
Electric, Common Areas		60,000
Common Area Water		285,000
	Subtotal Common Area	1,317,545
Recreation Centers		
Pool Monitor Payroll		72,500
Pool Monitor Payroll Overhead		8,500
Uniforms & Training		1,500
Pool Monitor Mileage Reimbursement		3,200
Lighting Maintenance & Repair		5,000
Pool Parts and Repair		11,500
Building Maintenance & Repair		6,500
Pool & Spa Chemicals		57,500
Pool & Spa Heat		60,500
Rec Center Security		24,000
Gate Video Security		5,500
Tennis & Basketball		2,500
Pool & Spa Permits		2,500
Playgrounds & Volleyball		3,000
E-Keys		3,500
Rec Center Water/Sewer		80,000
	Subtotal Recreation Centers	347,700
Lakes		
Lake Maintenance Contract		8,500
Lake Equipment Parts and Repair		1,500
Lake Supplies		2,000
	Subtotal Lakes	12,000

The Mountain Park Ranch Homeowners Association

Operating Expenses

APPROVED 08/27/24

General Maintenance		
Maintenance Payroll		139,000
Maintenance Payroll Overhead		50,500
Maintenance & Repairs		5,500
Maintenance Supplies & Expense		24,200
Vehicle Fuel/Maintenance		6,500
Telephones		1,000
	Subtotal General Maintenance	226,700
	Total Operating Expenses	1,903,945
	Allocation to Reserve Fund	217,313
	Total Expenses	**3,093,208**



Mountain Park Ranch Homeowners Association

RESERVE FUND EXPENDITURES ANTICIPATED FOR 2024

Estimates Based on April 2019 Reserve Study Provided by Reserve Advisors, Inc.

Line #	Component	Estimated Expense
	Property Site Elements:	
4.140	Concrete Sidewalks & Curbs	$ 13,000
4.196	Erosion Control Measures	$ 30,000
4.500	Landscape Enhancements	$ 30,000
4.501	Landscape Tree Removal	$ 30,000
4.640	Perimeter Walls, Stucco, Repairs, Paint	$ 85,000
4.820	Benches, Tables, Trash Receptacles	$ 3,500
5.391	Office Equipment/Furniture	$ 8,000
6.199	Decks Annual Repairs	$ 30,000
6.871	Pool Shade Structure	$ 5,000
	Total Estimated Expenditures	**$ 234,500**

The Mountain Park Ranch Homeowners Association
Annual Assessment History

	ACTUAL ANNUAL ASSESSMENT					MAXIMUM APPROVED ASSESSMENT	
	Annual Assessment	Monthly Rate	Semi-annual Increase	Annual Increase	Percent Increase	Percent Increase	Maximum Annual Assessment
1993	217.80	18.15					
1994	228.00	19.00	0.75	10.20	4.683%		
1995	239.40	19.95	0.95	11.40	5.000%		
1996	239.40	19.95	-	-	0.000%		
1997	251.40	20.95	1.00	12.00	5.013%		
1998	264.00	22.00	2.00	12.60	5.012%		
1999	276.00	23.00	1.00	12.00	4.545%		
2000	276.00	23.00			0.000%		
2001	276.00	23.00			0.000%		
2002	276.00	23.00			0.000%		
2003	276.00	23.00			0.000%		
2004	276.00	23.00			0.000%		
2005	276.00	23.00			0.000%		
2006	276.00	23.00			0.000%		
2007	276.00	23.00			0.000%		
2008	276.00	23.00			0.000%		
2009	288.00	24.00	6.00	12.00	4.348%		
2010	300.00	25.00	6.00	12.00	4.167%	**5.000%**	**302.40**
2011	300.00	25.00			0.000%	**5.000%**	**317.52**
2012	300.00	25.00			0.000%	**5.000%**	**333.40**
2013	300.00	25.00			0.000%	**5.000%**	**350.07**
2014	300.00	25.00			0.000%	**5.000%**	**367.57**
2015	300.00	25.00			0.000%		
2016	300.00	25.00			0.000%		
2017	300.00	25.00			0.000%		
2018	300.00	25.00			0.000%		
2019	300.00	25.00			0.000%		
2020	300.00	25.00			0.000%		
2021	324.00	27.00	12.00	24.00	8.000%		
2022	324.00	27.00			0.000%		
2023	360.00	30.00	18.00	36.00	11.11%	**5.000%**	**385.95**
2024	396.00	33.00	18.00	36.00	10.00%	**5.000%**	**405.24**
2025	**416.00**	**34.67**	**10.00**	**20.00**	**5.05%**	**5.000%**	**425.50**

No assessment increase.

NOTE: CC&Rs Article VII, Section 4.b - maximum annual increase without homeowner vote is 5%