

The Mountain Park Ranch Homeowners' Association

2027 Operating and Reserve Budget

August 18, 2026

The Mountain Park Ranch Homeowners Association

BUDGET SUMMARY

APPROVED 08/18/26

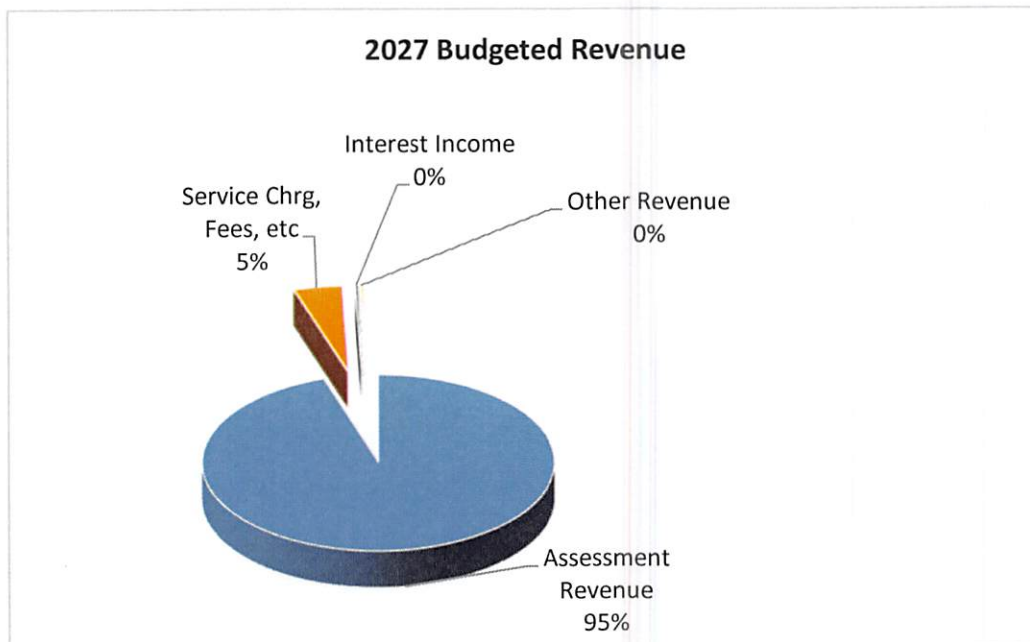
	<u>2027 Budget</u>
<u>OPERATING FUND:</u>	
Revenues:	
Assessments (7008 units)	\$ 3,234,231
Service Charges, Transfer Fees & Other Fees	\$ 150,000
Investment Income	\$ 12,000
Other	\$ 7,000
Total Revenues	\$ 3,403,231
Expenses:	
Administrative	\$ (1,023,600)
Operating	\$ (2,024,631)
Allocation to Reserve Fund	\$ (355,000)
Total Expenses	\$ (3,403,231)
Excess (Deficit) of Operating Fund	\$ -
<u>CAPITAL FUND:</u>	
Depreciation Expense	\$ (75,000)
<u>RESERVE FUND:</u>	
Revenues:	
Investment Income	\$ 20,000
Allocation from Operating Fund	\$ 355,000
Total Revenues	\$ 375,000
Expenditures:	
Reserve Fund Projects	\$ (772,689)
Excess (Deficit) of Reserve Fund	\$ (397,689)

The Mountain Park Ranch Homeowners Association

REVENUES

APPROVED 08/18/26

	<u>2027 Budget</u>
Assessment Revenue	
Homeowner Assessment Income	\$ 2,683,296
5808 homeowners @ \$462	
Commercial Assessment Income	\$ 549,780
45 properties (1190units) @ \$462	
Developer Assessment Income	\$ 1,155
10 unimproved lots @ \$115.50 (25% of Homeowner Assmnt)	
Subtotal Assessment Revenue	<u>\$ 3,234,231</u>
Fees & Cost Reimbursement	
Late Fee Income	\$ 21,000
Administration Fee Income	\$ 8,000
Fine Income	\$ 3,000
Collection Fee Reimbursement	\$ 38,000
Escrow Fee Income	\$ 80,000
Subtotal Fees & Cost Reimbursement	<u>\$ 150,000</u>
Investment Income	
Operating Interest Income	\$ 12,000
Other Revenue	
Miscellaneous Income	
Recreation Area Key Income	\$ 7,000
Insurance Reimbursement	
Subtotal Other Revenue	<u>\$ 7,000</u>
Total Revenue	<u><u>\$ 3,403,231</u></u>



The Mountain Park Ranch Homeowners Association

Operating Expenses

APPROVED 08/18/26

		<u>2027 Budget</u>
Administrative		
Administration Payroll	\$	430,000
Administration Payroll Overhead	\$	125,000
Comp & Benefits Expense	\$	-
Advertising	\$	1,000
Contract Labor	\$	-
Accounting/Audit	\$	14,000
Assessment Collection Costs	\$	38,000
Bad Debt Expense	\$	7,000
Bank Service Charge	\$	500
Office Cleaning Expense	\$	2,500
Community Events	\$	15,000
Computer & I/T Service	\$	46,000
Education & Training	\$	5,000
Local Travel (Employee Reimbursement)	\$	11,000
Vehicle Fuel/Maint	\$	5,000
Insurance	\$	160,000
Legal Fees-CC&R Enforcement	\$	7,500
Legal fees -General	\$	20,000
Meeting Expense	\$	6,000
Office Equipment Rental	\$	6,250
Office Supplies & General Exp.	\$	13,000
Payroll Service	\$	7,500
Property Taxes	\$	100
Postage	\$	22,000
Printing	\$	22,000
Office Rent	\$	40,000
Office Electric	\$	4,500
Office Telephone	\$	4,750
Provision for Income Taxes	\$	10,000
Total Administrative Expenses		<u><u>\$1,023,600</u></u>

The Mountain Park Ranch Homeowners Association

Operating Expenses

APPROVED 08/18/26

	2027 Budget
Common Areas	
Landscape Maint Contract	\$ 645,636
Retention Area Maintenance	\$ -
Pest Control	\$ 5,000
Tree & Palm Maintenance	\$ 230,000
Trash Removal/Dump Fees	\$ 27,000
Irrigation & Sprinkler Repairs	\$ 55,000
Fertilizer & Chemicals	\$ 25,000
Plant & Tree Replacement	\$ 10,000
Seed & Mulch	\$ 25,000
Non-Contract Landscape Repair	\$ 25,000
View Fence - Repair & Maint	\$ 1,500
Stucco Walls - Repair & Maint	\$ 1,500
Electric, Common Areas	\$ 60,500
Common Area Water	\$ 330,000
Subtotal Common Area	\$ 1,441,136
Recreation Centers	
Pool Monitor Payroll	\$ 70,000
Pool Monitor Payroll Overhead	\$ 7,000
Uniforms & Training	\$ 500
Pool Monitor Mileage Reimbursement	\$ 2,000
Lighting Maintenance & Repair	\$ 6,500
Pool Parts and Repair	\$ 13,000
Building Maintenance & Repair	\$ 5,000
Pool & Spa Chemicals	\$ 50,500
Pool & Spa Heat	\$ 50,000
Rec Center Security	\$ 5,000
Gate Video Security	\$ 6,500
Tennis & Basketball	\$ 3,000
Pool & Spa Permits	\$ 2,500
Playgrounds & Volleyball	\$ 2,000
E-Keys	\$ 3,000
Rec Center Water/Sewer	\$ 90,000
Subtotal Recreation Centers	\$ 316,500
Lakes	
Lake Maintenance Contract	\$ 8,500
Lake Equipment Parts and Repair	\$ 1,000
Lake Supplies	\$ 1,500
Subtotal Lakes	\$ 11,000

The Mountain Park Ranch Homeowners Association

Operating Expenses

APPROVED 08/18/26

General Maintenance

Maintenance Payroll	\$	152,500
Maintenance Payroll Overhead	\$	63,000
Maintenance & Repairs	\$	4,000
Maintenance Supplies & Expense	\$	27,995
Vehicle Fuel/Maintenance	\$	7,500
Telephones	\$	1,000

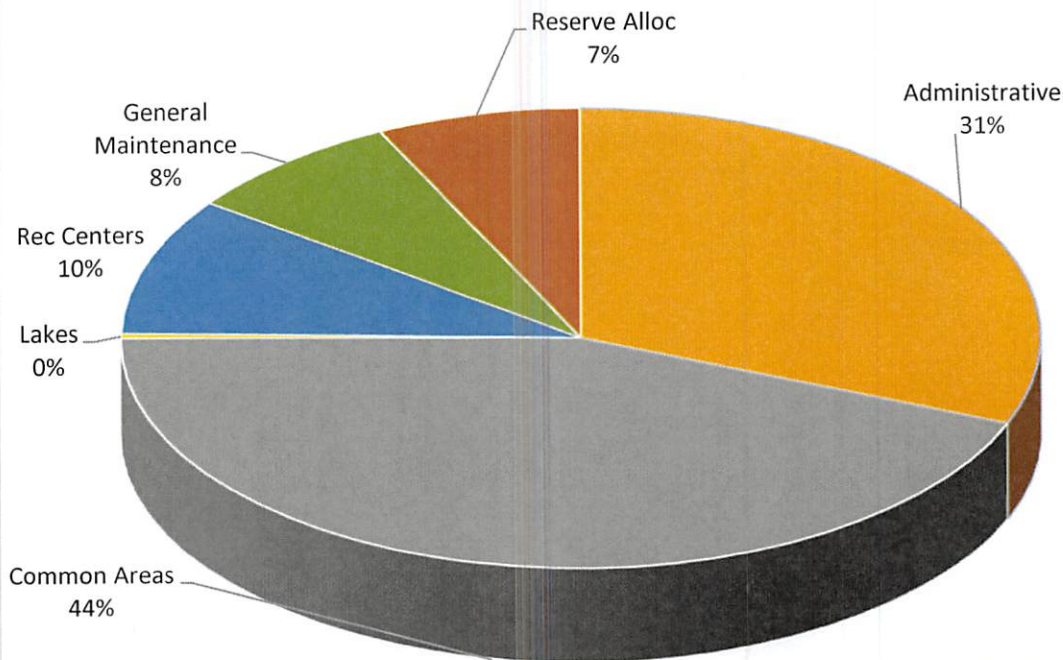
Subtotal General Maintenance \$ 255,995

Total Operating Expenses \$ 2,024,631

Allocation to Reserve Fund \$ 355,000

Total Expenses \$ 3,403,231

2027 Budgeted Expenses



Mountain Park Ranch Homeowners Association

RESERVE FUND EXPENDITURES ANTICIPATED FOR 2027

Estimates Based on April 2024 Reserve Study Provided by Reserve Advisors, Inc.

Line #	Component	Estimated Expense
--------	-----------	----------------------

Property Site Elements:

4.197	Erosion Control Measures	\$ 22,174
4.500	Landscape Enhancements	\$ 32,750
4.501	Landscape Tree Removal	\$ 18,848
4.640	Perimeter Walls, Stucco Repairs, Paint	\$ 126,438
4.643	Perimeter Walls, View Fence	\$ 109,320
4.800	Signage, Renovation, Entrance Monuments	\$ 63,262
4.820	Site Furniture, Benches, Tables, Trash Receptacles	\$ 3,881
6.199	Concrete Deck Repairs	\$ 16,631
6.599	Mechanical Equipment, Heaters	\$ 9,535
6.600	Mechanical Equipment Rec 1	\$ 16,631
6.601	Mechanical Equipment Rec 2	\$ 16,631
6.602	Mechanical Equipment Rec 3	\$ 16,631
6.812	Ramada Renovation Rec 3	\$ 19,957
		<u>472,689</u>
4.197	Storm Drain Repair - 40th St Wash	\$ 50,000
6.900	Total Pool Deck Refurbish Rec 1	\$ 250,000
	Total Estimated Expenditures	<u>\$ 772,689</u>

Annual Assessment History

No assessment increase.

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