

## 2026 HIDDEN VALLEY RANCH ASSOCIATION BUDGET

Account #	2025 BUDGET	2026 Proposed Budget	Description
<b>1</b>	\$7,500.00	\$6,500.00	Lake Upkeep (Boat Docks Gazebo & Repairs)**
<b>1a</b>	\$2,600.00	\$2,600.00	Aeration System & Boatdock Electric
<b>2</b>	\$22,500.00	\$22,500.00	Fish Stocking
	\$4,500.00	\$5,000.00	Fish Food
	\$3,500.00	\$3,500.00	Weed Control (Lake)
<b>3</b>	\$3,000.00	\$3,000.00	Creek Repairs & Silt Removal
<b>4</b>	\$8,500.00	\$8,500.00	Clubhouse and Common Areas Upkeep
<b>4A</b>	\$5,000.00	\$5,000.00	Maintenance Yard Improvements **
<b>5</b>	\$12,000.00	\$9,500.00	Entry Gates (2) (phone, electric, & upkeep) **Front Gate 2025
<b>6</b>	\$25,000.00	\$25,000.00	Roads - Grading /Yearly Maintenance **
<b>7</b>	\$24,500.00	\$21,500.00	Roads - Snow Removal
<b>8</b>	\$9,000.00	\$9,000.00	# Weed Control
<b>9</b>	\$8,500.00	\$4,500.00	Misc. Materials / Tools/ Fuel
<b>10</b>	\$7,500.00	\$8,000.00	Record Keeping - (Homeowners & Common Area)
<b>10a</b>	\$10,500.00	\$12,000.00	Manager's Fee
<b>11</b>	\$22,250.00	\$22,500.00	Property Maintenance (Labor)
<b>12</b>	\$1,550.00	\$1,950.00	Office Cost - Electrical, Phone and Supplies
<b>13</b>	\$12,750.00	\$12,750.00	Equipment Rental - Toolcat/Truck/4-Whlr/Tractor
<b>14</b>	\$41,250.00	\$41,250.00	Insurance Common Area
<b>15</b>	\$1,250.00	\$2,500.00	Legal and Accounting - General
	<b>\$233,150.00</b>	<b>\$227,050.00</b>	<b>Sub-Total</b>
<b>16</b>	\$45,000.00	\$45,000.00	Capital Reserve / Accrual
	<b>(\$6,500.00)</b>	<b>(\$6,500.00)</b>	<b>Cattle Lease Income - Variable by cattle #s and weather</b>
	<b>\$271,650.00</b>	<b>\$265,550.00</b>	<b>Total Operating Dues</b>
<b>18</b>	\$42,000.00	\$46,500.00	Water System Maintenance
<b>18</b>	\$3,000.00	\$3,500.00	Water Manager's Annual Fee
<b>18</b>	\$22,500.00	\$22,500.00	Water System Reserve Account / Accrual
<b>19</b>	\$2,500.00	\$7,000.00	Water Rights Legal
<b>19a</b>	\$12,000.00	\$7,500.00	Water Engineer
	<b>\$82,000.00</b>	<b>\$87,000.00</b>	<b>Total Water System</b>
<b>20</b>	\$750.00	\$750.00	<b>Other - Annual Meeting</b>
	<b>\$82,750.00</b>	<b>\$87,750.00</b>	<b>Total Water and Other before Improvements</b>
			<b>Improvements</b>
	<b>\$0.00</b>		Boat Dock
<b>20</b>	\$7,500.00	\$25,000.00	Gravel -Sonlight
<b>20</b>	\$0.00		Dust Control 2025
<b>20</b>	\$0.00		Water Upgrade 2025
	<b>\$7,500.00</b>	<b>\$25,000.00</b>	<b>Total Improvements</b>
			<b>less Reserve Contribution</b>
	<b>\$7,500.00</b>	<b>\$25,000.00</b>	<b>Total Improvements from Owners</b>
	<b>\$214.29</b>	<b>\$714.29</b>	<b>Improvements cost per lot</b>
	<b>\$361,900.00</b>	<b>\$378,300.00</b>	<b>Total Association Dues</b>
	<b>\$10,340.00</b>	<b>\$10,808.57</b>	<b>Annual Cost per Lot</b>
	<b>\$861.67</b>	<b>\$900.71</b>	<b>Monthly Fee per Parcel</b>

\*\* any unused budget balance will carry forward to next year