

Aldasoro Ranch Homeowners Company
2022 Operating Budget

11-8-2021

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	APPROVED BUDGET	2022
INCOME		
4201 Annual Dues		\$608,000
4202 DRB Fees		
4202.1 Applications		10,000
4202.2 Limited Waivers		500
Total 4202 DRB Review Fees		10,500
4203 Monthly Water Service		102,000
Other Income		
4204.1 Dog Fees and Fines		1,050
4204.2 Sunnyside Reimbursement		12,000
4204.3 Misc. Income		150
4204.4 Short Term Rental		450
4204.5 Surplus from 2020 Operating Budget		12,429 77.68/per lot
4204.5 Surplus from 2021 Operating Budget		
Total 4030 Other Income		26,079
Total Income		746,579

5200 · ADMINISTRATION EXPENSE

Refund Surplus from 2021 Ops Budget as a ONE-TIME, pro-rata credit to Owners' 2022 Annual Assessments		
Refund Surplus from Operating Budget 2020		12,429
5201 · Payroll		
5201.1 Manager		76,440
5201.2 Field Operations Supervisor		74,256
5201.3 Field Operations Asst.		36,000
5201.4 Field Operations-Winter Snow Removal		10,000
5201.5 Office Administration		20,000
5201.6 DRB Coordinator		26,000
5201.7 Year End Bonus		2,000
5201.8 Payroll Tax 10%		24,470
5201.9 Workman's Compensation 4%		9,788
5201.10 Benefit SEP 10%		17,070
5201.11 Benefit Health Insurance		48,000
Total 5201 · Payroll		344,023
Consultants		
5202.1 DRB Consultant		2,500
5202.2 Water Engineer		9,000
5202.3 Other		0
Total 5002 · Consultants		11,500

	Legal	
5203.1 · Normal Business		65,000
5203.2 · Water Attorney		10,000
Total 5203 · Legal		<u>75,000</u>
5204 · Accounting		
5204.1 Accounting Fees		6,008
5204.2 Independent Review of Income Class		1,000
Total 5004 · Accounting		<u>7,008</u>
5205 · Bank Charges		360
	Computer/Technology	
5206.1 Software & Support		2,000
5206.2 Website Maintenance		1,000
5206.3 Hardware & Support		750
Total 5206 · Computer /Technology		<u>3,750</u>
	Meeting Expenses	
5207.1 · DRB/BOD Meetings		600
5207.2 · Annual Meeting		2,000
5207.3 · Annual Picnic		9,000
Total 5207 Meeting Expenses		<u>11,600</u>
5208 · Printing/Production		1,500
5209.1 Top of the Hill HOA Dues-Office		
5209.2 Software Subscriptions		9,300
5209.3 Equipment Registration		4,500
5209.4 Property Taxes		1,400
5209.6 Recording Fees and County Documents		10,600
		200
Total 5209 Dues/Fees /Licenses		<u>26,000</u>
5211 · Postage		250
5212 · General Office Supplies		3,000
	Insurance	
5213.1 Liability		5,050
5213.2 Auto		3,500
5213.3 Umbrella		4,600
5213.4 Directors and Officers		16,000
Total 5213 · Insurance		<u>29,150</u>
	Utilities	
5214.1 Office Utilities		1,650
5214.2 Water System		17,000
5214.3 Barn Utilities		1,300
5214.4 Filing 1 Mailbox Building		500
5214.5 Filing 2 Mailbox Building		500
Total 5214 · Utilities		<u>20,950</u>
	Education	
5215.1 Class Tuition		2,000
5215.2 Lodging/Meals		0
5215.3 Travel		0
Total 5021 Education		<u>2,000</u>

Telephone	
5216.1 Francisco Gate 6155	0
5216.2 Water System 1233	1,800
5216.3 Cell Phones	1,700
5216.4 Office Phones	1,600
5216.5 Internet Provider	1,500
Total 5216 · Telephone	<u>6,600</u>
5217 · Uniforms	1,000
Total 5000 · ADMINISTRATION	<u>543,691</u>
FIELD OPERATIONS EXPENSE	
Vehicles & Equip Maintenance	
6201.1 F150 Truck	1,500
6201.2 Plow Truck	4,500
6201.3 Road Broom	200
6201.4 Other Equip	250
6201.5 Gasoline	8,000
6201.6 Diesel Fuel	3,000
Vehicles & Equip Total	<u>17,450</u>
ROAD Maintenance	
ALDASORO BLVD.	
6203.1 Shouldering	2,000
6203.2 Delineators	1,000
6203.3 Crack Sealing	6,000
6203.4 Guard Rail	500
6203.5 Signs	0
6203.6 Snow Removal-Subcontract	10,000
BASQUE BLVD.	
6204.1 Shouldering	2,000
6204.2 Delineators	1,500
6204.3 Crack Sealing	6,500
6204.4 Guard Rail	500
6204.5 Signs	0
6204.6 Snow Removal Subcontract	10,000
AGUIRRE	
6205.1 Shouldering	500
6205.2 Delineators	100
6205.3 Crack Sealing	1,000
6205.4 Signs	0
6205.5 Snow Removal Subcontract	2,000
6206 Other Snow Removal	
6206.1 Cristelli Trail	3,500
6206.2 Water Tank Road	1,750
TOTAL Road Maintenance	<u>48,850</u>
BUILDING MAINTENANCE	
6300.1 Barn	2,500
6300.2 Filing 1 ALDASORO PO Box	1,350
6300.3 Filing 2 BASQUE PO Box	1,350
6300.4 PS-1 Aguirre, PS2 and PS3	1,200
6300.5 Shop & Shed by Water Tank	1,200
6300.6 Dumpsters	3,800
BUILDING Maintenance Total	<u>11,400</u>

DITCH Maintenance	
6400.1 Adams Canal	0
6400.2 Carr and Waddle	750
6400.3 Navike	0
6400.4 Sheep Creek	0
6400.5 Adams Canal Weed Mitigation	1,000
6400.6 Carr and Waddle Weed Mitigation	1,000
6400.7 Sheep Creek Weed Mitigation	1,000
DITCH Maintenance Total	3,750
AMENITIES Maintenance	
6500.1 Lynx Trail	200
6500.2 Breckenridge Trail	200
6500.3 Filing 2 to Deep Creek Trail	200
6500.4 Hogg Ranch	500
6500.5 Breckenridge Homestead	0
6500.6 Augmentation Ponds	1,000
6500.7 Fence	1,000
AMENITIES Maintenance Total	3,100
ENTRANCES	
ALDASORO BLVD.	
6601.1 Landscaping	2,400
6601.2 Irrigation	1,100
6601.3 Pest Control	250
BASQUE BLVD.	
6602.1 Landscaping	2,400
6602.2 Irrigation	1,100
6602.3 Pest Control	250
AGUIRRE	
6603.1 Landscaping	1,350
6603.2 Irrigation	1,100
6603.3 Pest Control	250
ENTRANCE Maintenance Total	10,200
Weed Mitigation	
6800.1 Aldasoro Blvd. & Open Space	12,000
6800.2 Basque Blvd. & Open Space	18,000
6800.3 Aguirre Road & Open Space	4,000
WEED MITIGATION Total	34,000
WATER	
6901 Treatment	
6901.1 MIOX/Disinfectant	4,200
6901.2 Filters	9,000
6901.3 General	1,100
TREATMENT Total	14,300
Regulatory and Testing	
6902.1 Water testing and FedEx	3,000
6902.2 Licensing	650
6901.3 General Water Treatment	1,100
REGULATORY & TESTING Total	4,750

Water Distribution	
6904.1 PRV hardware	3,000
6904.2 Fire Hydrants	2,600
6904.3 Valves on Main Line	2,500
6904.4 Meters	1,000
6904.5 General	700
DISTRIBUTION Total	<u>9,800</u>
Source Water Supply	
6905.1 Well Maintenance	1,500
6905.2 Tank Maintenance	7,000
6905.3 Booster Stations (PS2 & PS3)	1,000
SOURCE WATER SUPPLY Total	<u>9,500</u>
6906 SCADA Maintenance	1,500
6908 Unexpected Repair Contingency	15,000
Total 6000 · FIELD OPERATIONS	<u>183,600</u>
Total Expense ADMINISTRATION & FIELD	<u>727,291</u>
Contribution to Capital Reserve	<u>0</u>
Total Expenses	<u><u>727,291</u></u>
Net Ordinary Income	<u><u>\$19,288</u></u>