

METZLERS RANCH HOMEOWNERS ASSOCIATION, INC.
2022 APPROVED BUDGET, 2022 ESTIMATED ACTUAL,
2023 APPROVED BUDGET

CATEGORY	2022 Approved	2022 Estimated	2023 Approved
Receipts			
Homeowner Assessments*	\$185,964	\$185,964	\$196,620
Underdrain Lot Assessment	\$15,624	\$15,624	\$15,624
Late/Legal/Fines/Interest	\$3,500	\$3,250	\$3,500
Miscellaneous Income	\$0	\$75	\$0
Carry Over (loss)	\$0	\$0	-\$5,789
Total Receipts	\$205,088	\$204,913	\$209,955
Administrative Expenses			
Management Fee	\$21,600	\$21,600	\$23,400
Legal Fees	\$1,200	\$500	\$1,000
Legal Fees - Collection	\$5,000	\$1,250	\$2,500
General Administrative	\$3,900	\$3,500	\$3,500
Bad Debits	\$500	\$0	\$500
Website	\$375	\$375	\$375
Miscellaneous	\$300	\$0	\$300
Total Administrative Expenses	\$32,875	\$27,225	\$31,575
Tax & Insurance Expenses			
Income Taxes	\$1,000	\$1,000	\$1,000
Insurance Premium	\$6,600	\$7,557	\$7,600
Total Taxes & Insurance Expenses	\$7,600	\$8,557	\$8,600
Utility Expenses			
Electric/Gas	\$5,750	\$5,715	\$5,750
Water/Sewer	\$27,000	\$26,500	\$27,000
Trash	\$76,875	\$76,500	\$79,905
Total Utility Expenses	\$109,625	\$108,715	\$112,655
Landscaping/Common Area Expense			
Landscaping Contract	\$25,000	\$25,800	\$27,900
Irrigation Repairs	\$1,000	\$10,250	\$1,975
Fence Repairs	\$1,000	\$1,600	\$1,000
Pet Station Maintenance	\$2,474	\$1,055	\$1,250
Snow Removal	\$3,000	\$2,750	\$3,000
Holiday Lighting	\$3,000	\$3,750	\$4,000
Total Common Area Expense	\$35,474	\$45,205	\$39,125
Total Expenses	\$185,574	\$189,702	\$191,955
Reserve Contributions	\$21,000	\$21,000	\$18,000
Total Expenses	\$206,574	\$210,702	\$209,955
Net Gain (Loss)	-\$1,486	-\$5,789	\$0

*Assesment Rate for 2023 will be increased by \$2.00 per month per home.