

2026 Budget Amended 2/12/2026						
1148 Paying out of 1153 properties					Estimated Total Income	
				Deposits	Expenses	
Income						
Dues Income (1148 x 198.25)				227,591		
Late Fees and Interest on Dues est.				4,000		
Status/transfer letter fees - \$25/\$25				2,000		
Donations \$200				200		
Discounts (\$10 early payments)				-4,200		
Interest Earned				0		
Total				\$229,591.00		
EXPENSES						
Administrative Costs						
Bank and Credit Card Fees					90	
Deer Mountain Volunteer FD Contributions					300	
General Liability Insurance Expenses					4,500	
Office Supplies & Equipment					3,500	
Printing/folding, Postage & Delivery (.78 X 2,084)					3,326	
Filing Fees & Licenses (DORA)					25	
Website Expenses - Go Daddy (3 yrs)/Sixu/Microsoft					1,700	
POA/Covenants Compliance Software					8,220	
Digital Services - Web based Quickbooks/Back up Software					3,524	
Total					\$25,185	11%
Professional Services						
Altitude Law Legal Fees Monthly Fee \$600 X 12 + extra unforeseen litigation					12,200	
New Document printing and mailing					10,000	
Bookkeeping - Second 61st. (Start up plus \$200 - 250 month est.)					3,400	
Total					\$25,600	11%
Operational						
Road Expenses						
Road Maintenance/Emergencies					152,445	
Supplies					2,000	
Signs					200	
Other (BLM, Pit reclamation, trespassing fee)					1,000	
Total					\$155,645	68%
Community Events						
Road Clean Up days					300	
Woodchipping Days					4,400	
Community Improvements					2,500	
Event Expenses					750	
Total					\$7,950	3%
Covenant Enforcement						
Covenant Compliance					5,000	
Delinquencies/Upfront Enforcement					4,327	
Auto/Refuse Mitigation					3,500	
Total					\$12,827	6%
Water						
Penrose Augmentation Station					1,300	
Twin Peaks Water Share Fees					84	
Total					\$1,384	0.60%
Reserve						
Reserve Policy					1,000	
Total					\$1,000	0.40%
TOTAL INCOME				\$229,591.00		
TOTAL EXPENSES					\$229,591.00	
Annual Reserve Accrued starting 2026			\$1,000			