

# *Highland Ranches P. O. A.*

P.O. Box 1039, Virginia City, NV 89440

**HIGHLAND RANCHES PROPERTY OWNERS' ASSOCIATION  
PRO FORMA BUDGET 2005– voted & approved on 10-26-2004 : ratify on 1-25-2005**

## INCOME

Owners' Assessments. 506 lots x \$200 \$101,200

**Note:** Fees collected from any transfer fees, architectural fees, reimbursed legal fees, and interest will be deposited as contingency income in the savings account. These funds may be used for any costs overruns or rolled over to the next fiscal year as determined by the board.

## EXPENSES

Road and Equipment Maintenance / Improvements/ Snow Removal –  
(35 miles) total budget for following items - \$ 69,007

Labor / Materials \$ 63,007

Gas/ Parts \$ 6,000

Professional (Bookkeeping/Accounting/Auditing) \$ 5,000

Legal \$ 3,000

Office Expenses (stamps, envelopes, paper, ink etc.) \$ 3,500

SIIS & Insurance \$ 7,000

Wildlife & Fire Dept. Donation \$ 1,175

Reserve Fund (per NRS 116 requirements) \$ 6,500

Contingency – Uncollected Assessments \$ 4,500

Yearly filing fee to state per NRS 116 @ \$3 per unit \$ 1,518

TOTAL \$ 101,200

**General Notes: Blacktop Maintenance of Cartwright Road is shared with the Virginia City Highlands Association: Split- 60 % paid by VCHPOA and 40 % paid by HRPOA.**

**The Association will lien lots that are delinquent from prior years.**