

PROPOSED '26/27 BULL DOMINGO RANCH BUDGET

	25/26 Budget	Proposed '26/27 Budget	Diff from Previous Yr	Notes
Income				
Grazing Fees	\$ 11,000	\$ 9,000	\$ (2,000)	Due to the drought, the rancher will put minimum head to start, paying the minimum lease fee
Interest Income	\$ 4,000	\$ 3,100	\$ (900)	Lower interest rates & lower grazing revenue to earn interest
Mailbox Fees	\$ 400	\$ 400	\$ -	
Property Owner Dues			\$ -	
Interest	\$ 200	\$ 200	\$ -	
Lien & Late Fees	\$ 400	\$ 400	\$ -	
Property Owners Dues	\$ 134,640	\$ 157,500	\$ 22,860	\$60 increase in dues per lot
Dora Mntn Dues	\$ 3,890	\$ 3,890	\$ -	
Cody Park Dues	\$ 360	\$ 420	\$ 60	
105 Subdivision	\$ 600	\$ -	\$ (600)	the owners of 105 subdivision purchased property inside of BDR in 2025, and now pay lot owner dues included in the 374 BDR lots and not a separate usage fee
PO Dues Subtotal	\$ 140,090	\$ 162,410	\$ 22,320	
Grand Total Income	\$ 155,490	\$ 174,910	\$ 19,420	
Road Improvement Carryover	\$ -	\$ -	\$ -	
Total Funds Available	\$ 155,490	\$ 174,910	\$ 19,420	
Expenses				
Bank Service Charge	\$ 50	\$ 50	\$ -	
Fencing and Signs	\$ 5,580	\$ 500	\$ (5,080)	Maintenance to be completed during 25/26 BY. Leaving \$500 for 26/27
Gate Maintenance South	\$ 3,000		\$ (3,000)	Association is not moving forward with gates
Liability Insurance	\$ 3,200	\$ 3,200	\$ -	
Income Taxes	\$ 2,400	\$ 3,500	\$ 1,100	Income taxes increase (Fed + State)
Web Page/Internet	\$ 500	\$ 500	\$ -	
Licenses, Dues and Permits	\$ 50	\$ 50	\$ -	
Mailbox Expense			\$ -	
Meeting Expense	\$ 880	\$ 880	\$ -	
Office Expense	\$ 500	\$ 600	\$ 100	includes \$100 /year new traffic data subscription
Postage & Delivery	\$ 2,000	\$ 2,000	\$ -	
Professional Fees- Accounting	\$ 9,700	\$ 3,750	\$ (5,950)	Reducing fees due to 3rd party Management - Taxes & Misc only
POA Management Services		\$ 26,520		Third party management and other related ad hoc administrative fees
Professional Fees- Legal/Other	\$ 5,000	\$ 7,000	\$ 2,000	Increase in Fees
Road (North Carryover)			\$ -	
Road (South Carryover)			\$ -	
Road Improvement North	\$ 81,120	\$ 84,520	\$ 3,400	Road Improvement North now includes the N snow plow allocation of \$3400
Road Improvement South	\$ 40,140	\$ 41,840	\$ 1,700	Road improvement South now includes the S snow plow allocation of \$1700
Road Repairs- Emergency			\$ -	
Snow Plowing North	\$ 3,400	\$ -	\$ (3,400)	Merging N & S plowing expenses into the respective road maintenance budget
Snow Plowing South	\$ 1,700	\$ -	\$ (1,700)	Merging N & S plowing expenses into the respective road maintenance budget
Total Expenses	\$ 159,220	\$ 174,910	\$ 15,690	