

**WHITE CLIFFS SPORTSMAN'S RETREAT**  
**Proposed HOA Annual Operating Budget**

EXPENSE ITEM	ESTIMATED ANNUAL COST	DETAILS
<b>Processing Facility (Meat Kitchen, Walk-In Cooler, Packaging)</b>		
Walk-In / Refrigeration Maintenance	\$1,500.00	Annual service, coolant, seals, compressors
Packaging Supplies	\$5,000.00	Meat bags, butcher paper, gloves, tape, labels
Cleaning & Sanitation	\$1,000.00	Bleach, detergents, wipes, aprons
Small Tools / Equipment Repairs	\$1,000.00	Knives, tables, hoses, racks, saw blades...
<b>Subtotal – Processing Facility</b>	<b>\$8,500.00</b>	
<b>Recreation Center, Outdoor Kitchen, &amp; Amenities</b>		
Cleaning & Janitorial Labor	\$4,000.00	Weekly cleaning + restroom service
Restroom Consumables	\$2,000.00	TP, towels, soap, liners
Outdoor Kitchen & Patio Upkeep	\$2,000.00	Grill cleaning, furniture, décor
Misc Supplies	\$1,000.00	Misc
Lighting / Bulb Replacement	\$1,000.00	Fixtures, bulbs
Maintenance & Repairs	\$1,500.00	Hinges, hardware, paint, furnishings
Sports Equipment / repairs	\$500.00	playground / basketballs / pickleballs / paddles, ect...
Landscape Supplies	\$2,500.00	minor irrigation, repairs, misc tools
<b>Subtotal – Recreation Center &amp; Amenities</b>	<b>\$14,500.00</b>	
<b>Ponds &amp; Fisheries (Trout + Trophy Bass)</b>		
Fish Stocking	\$11,000.00	Trout (½ ac) + Bass/Bluegill/catfish (½ ac)
Pond Chemicals / Enzymes / Dyes	\$2,500.00	Clarity & algae control
Pump / Aerator Maintenance	\$3,500.00	Seals, diffusers, service
Feed	\$3,000.00	
<b>Subtotal – Ponds &amp; Fisheries</b>	<b>\$20,000.00</b>	
<b>Roads, Gates &amp; Infrastructure</b>		
Road Grading / Gravel / Culverts	\$5,000.00	Ongoing maintenance
Gate Maintenance	\$2,000.00	Motors, keypads, hinges
Security Cameras / Software Monitoring	\$2,500.00	Access control & cloud storage
Fence & Entry Sign Maintenance / Repairs	\$3,000.00	Lighting, paint, landscape
<b>Subtotal – Roads &amp; Infrastructure</b>	<b>\$12,500.00</b>	
<b>Ranch Operations &amp; Animal Care</b>		
Supplemental Feed (Corn/Protein/Minerals/Salt Blocks)	\$40,000.00	5 × 3,000 lb feeders
Hay (Bison / Buffalo / Cattle)	\$5,000.00	Winter feed
Feeder Maintenance	\$1,500.00	Repairs / Batteries
Equipment Fuel	\$10,000.00	SxS / tractor
Equipment Maintenance	\$5,000.00	Tractor / SxS / Oil / Annual Service
Fencing Repairs	\$10,500.00	Routine upkeep
Tools / Supplies	\$2,500.00	Hardware, batteries, hoses
<b>Subtotal – Ranch Operations</b>	<b>\$74,500.00</b>	
<b>Utilities &amp; Services</b>		
Property Taxes	\$13,000.00	
Electric	\$25,000.00	Rec Center, Processing, Ponds, Gates, Lighting
Propane	\$10,000.00	Firepits, Fireplace, Outdoor Kitchen, Processing
Water for Wells / Irrigation / Pond / Preserve Tanks	\$15,000.00	Sprinklers, ponds, landscaping
Trash / Dumpster Service	\$4,000.00	All facilities & ranch
Pest Control (All Facilities)	\$2,500.00	Monthly comprehensive service
Internet / Security / Gate Monitoring Systems	\$3,000.00	Wi-Fi, cameras, monitoring
<b>Subtotal – Utilities &amp; Services</b>	<b>\$72,500.00</b>	
<b>Insurance, Accounting, Admin &amp; Legal</b>		
General Liability & Property Insurance & Event Insurance	\$30,000.00	Ranch, Rec, Ponds, Livestock
HOA Management / Bookkeeping	\$6,000.00	CPA or 3rd-party admin
CPA / Tax Prep / Filings	\$3,500.00	HOA + entity filings
Marketing	\$2,000.00	misc marketing for events / website hosting / social media
Office / Mailings / Admin	\$1,000.00	Bank fees, supplies
<b>Subtotal – Admin / Insurance / Legal</b>	<b>\$42,500.00</b>	
<b>Onsite Manager / Ranch Manager</b>		
Salary	\$60,000.00	Base Salary - remaining to be supplemented by tips
Misc helper	\$5,000.00	ranch hand help on occasion
Vehicle Fuel & Maintenance	\$5,000.00	Feed runs, tours, errands
<b>Subtotal – Onsite Manager</b>	<b>\$70,000.00</b>	
<b>Contingency &amp; Capital Reserve</b>		
General Contingency Fund	\$15,000.00	Unexpected repairs / replacements
Community Road Chip Seal Maintenance Reserve Fund	\$15,000.00	Future repaving / drainage
Long-Term Reserve	\$15,000.00	Equipment, pump, vehicle replacements
<b>Subtotal – Reserves</b>	<b>\$45,000.00</b>	
<b>TOTAL CONSERVATIVE HOA OPERATING BUDGET</b>	<b>\$360,000.00</b>	