

2024 Star Valley Ranch Association Operating Budget

Ordinary Income/Expense	2023 Annual Budget	2024 Annual Budget
Income		
20000 · ASSOCIATION BUSINESS INCOME		
20100 · Assessments		
20120 · 2020 Assessments	\$ -	\$ -
20121 · 2021 Assessments	\$ -	\$ -
20122 · 2022 Assessments	\$ -	\$ -
20123 · 2023 Assessments	\$ 965,353.65	
20124 · 2023 Assessments		
20125 · 2024 Assessments		\$ 989,162.61
Total 20100 · Assessments	\$ 965,353.65	\$ 989,162.61
20250 · Assessment Interest/NSF Fees	\$ 6,000.00	\$ 6,652.49
20255 · Convenience Fees	\$ 1,300.00	\$ 6,751.71
20260 · Asset Sales		\$ -
20310 · Membership Cards	\$ 300.00	\$ 500.00
20350 · Copy Services	\$ 25.00	\$ -
20390 · Fourth of July	\$ 5,800.00	\$ 8,000.00
20400 · House & Entertainment	\$ 900.00	\$ 1,470.00
20450 · Interest Income - Bank	\$ 1,440.00	\$ 8,010.00
20460 · Insurance Premium Refund	\$ 3,000.00	\$ -
20500 · Legal Fees Recovered	\$ -	\$ -
20550 · Delinquent Account Recovered	\$ -	\$ 14,314.70
20600 · Reimbursements	\$ -	\$ -
20620 · Sales Tax Incentive Credit	\$ 250.00	\$ 274.96
20650 · Transfer of Ownership	\$ 101,250.00	\$ 60,000.00
GRAND TOTAL 20000 · ASSOCIATION BUSINESS INCOME	\$ 1,085,618.65	\$ 1,095,136.47
21000 · FACILITIES INCOME		
21100 · Banquet Facility/Equip. Rental		
21110 · Barn/Banquet Room	\$ 2,500.00	\$ 3,000.00
21120 · Tbls, Chrs (rename)	\$ 250.00	\$ 250.00
21130 · Cedar Creek Pavilion (rename)	\$ 1,000.00	\$ 350.00
21140 · Aspen Hills Pavilion		
Total 21100 · Banquet Facility/Equip. Rental	\$ 3,750.00	\$ 3,600.00
21200 · Recreation Income		
21210 · Snowmobile Fees	\$ -	\$ -
21220 · Summer Sports	\$ -	\$ -
21230 · Winter Sports	\$ -	\$ -
Total 21200 · Recreation Income	\$ -	\$ -
21300 · Swimming Pool Income		
21310 · Daily Swim Non-Resident	\$ 9,000.00	\$ 9,000.00
21320 · Daily Swim Resident	\$ 7,000.00	\$ 7,000.00
21330 · Food & Beverage	\$ 400.00	\$ 200.00
21340 · Retail Sales - Pool	\$ 2,750.00	\$ 2,000.00
21350 · Swim Annual Pass	\$ 2,000.00	\$ 3,000.00
21360 · Swim Punch Cards	\$ 2,750.00	\$ 400.00
21370 · Swimming Lessons	\$ 9,500.00	\$ 9,500.00
21380 · Pool Rental	\$ 2,900.00	\$ 5,000.00
Total 21300 · Swimming Pool Income	\$ 36,300.00	\$ 36,100.00
21600 · Tennis/Pickleball Income (rename)		
21610 · Hourly Tennis/Pickleball (rename)	\$ -	\$ 375.00
21620 · Tennis/Pickleball Court Rental	\$ -	\$ -
21650 · Tennis/Pickleball Annual Pass (rename)	\$ -	\$ 850.00
21660 · Tennis Punch Cards	\$ -	\$ -
Total 21600 · Tennis/Pickleball Income	\$ -	\$ 1,225.00
21700 Frisbee Golf Merchandise		
		\$ 500.00
21800 Fitness Room	\$ -	\$ 5,830.00
21801 Fitness Room Punch Card	\$ -	\$ 500.00
Total Fitness Room	\$ -	\$ 6,330.00
21900 · Grill/Restaurant/Bar Lease	\$ 7,500.00	\$ 25,800.00
GRAND TOTAL 21000 · FACILITIES INCOME	\$ 47,550.00	\$ 73,555.00
22000 · GOLF OPERATIONS INCOME		
22100 · Golf Merchandise Income		
22110 · Driving Range Sales	\$ 15,000.00	\$ 8,000.00
22120 · Food & Soft Drink Sales	\$ 5,000.00	\$ 6,500.00
22121 · Golf Course Beer Sales	\$ 3,700.00	\$ 7,200.00
22140 · Retail Sales - Golf	\$ 165,000.00	\$ 160,000.00
22150 Rental Clubs	\$ -	\$ 3,000.00
Total 22100 · Golf Merchandise Income	\$ 188,700.00	\$ 184,700.00
22200 · Daily Greens Fees		
22300 · Aspen Hills		
22310 · Full Price/Public	\$ -	\$ 45,000.00
22320 Guest		\$ 36,400.00
22350 · Reduced Price/Property Owner	\$ -	\$ 4,100.00
22360 Lineal		\$ 5,000.00
22390 · Junior Price	\$ -	\$ 2,200.00
Total 22300 · Aspen Hills	\$ -	\$ 92,700.00
22400 · Cedar Creek		
22410 · Full Price	\$ -	\$ 110,000.00
22420 Guest		\$ 105,000.00
22430 Twilight		\$ -
22450 · Reduced Price/Property Owner	\$ -	\$ 37,000.00
22460 Lineal		\$ 14,000.00
22490 · Junior Price	\$ -	\$ 6,000.00
Total 22400 · Cedar Creek	\$ -	\$ 272,000.00
Total 22200 · Daily Greens Fees	\$ 350,000.00	\$ 364,700.00
22500 · Golf Cart Income		
22600 · Aspen Hills		

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22610 · Full Price		\$ 34,800.00
22650 · Reduced Price		\$ -
22690 · Daily Trail Fee		\$ 2,550.00
Total 22600 · Aspen Hills	\$ -	\$ 37,350.00
22700 · Cedar Creek		
22710 · Full Price		\$ 85,000.00
22750 · Reduced Price		\$ -
22790 · Daily Trail Fee		\$ 5,700.00
Total 22700 · Cedar Creek	\$ -	\$ 90,700.00
Total 22500 · Golf Cart Income	\$ 114,000.00	\$ 128,050.00
22800 · Prepaid Passes & Punch Cards		
22810 · Punch Cards - All	\$ 30,300.00	\$ 60,000.00
22830 · Season Pass - Recreation	\$ 130,500.00	\$ 164,350.00
22850 · Season Pass - Aspen Hills	\$ 7,100.00	\$ 9,542.00
22870 · Season Pass - Junior	\$ 600.00	\$ 1,300.00
22890 · Trail Fees - Annual	\$ 32,000.00	\$ 6,300.00
Total 22800 · Prepaid Passes & Punch Cards	\$ 200,500.00	\$ 241,492.00
22900 · Sponsorship Program (rename)		
22920 - Lessons/Clinic	\$ -	\$ -
22930 - Irrigation Fee	\$ -	\$ -
22950 · WSGA - GHIN	\$ 7,500.00	\$ 8,000.00
24000 · GOLF COURSE MAINTENANCE INCOME	\$ -	\$ -
GRAND TOTAL 22000 · GOLF OPERATIONS INCOME	\$ 875,200.00	\$ 938,542.00
28000 · UTILITIES INCOME		
27400 Retail Sales		
Total 28000 · UTILITIES INCOME	\$ -	\$ -
49910 · Returned Check Charges	\$ -	\$ -
28100 LVE Patronage Capital Return	\$ 500.00	\$ 500.00
Gross Profit	\$ 2,008,868.65	\$ 2,107,233.47
Expense		
30000 · ASSOCIATION BUSINESS EXPENSE		
30100 · Assoc. Bus. Payroll Expenses		
30110 · Assoc. Business Payroll	\$ 230,688.88	\$ 188,491.43
30120 · Worker's Comp	\$ 1,652.77	\$ 1,288.71
30125 · Employee Insurance	\$ 23,772.00	\$ 24,300.00
30130 · Incentive Plan	\$ 27,557.00	\$ 9,990.77
30135 · IRA Contribution	\$ 16,841.54	\$ 5,195.20
30136 · FICA		\$ 16,278.86
30137 · FUTA		\$ 143.64
30138 · SUTA		\$ 1,804.82
Total 30100 · Assoc. Bus. Payroll Expenses	\$ 300,512.19	\$ 229,266.11
30200 · Professional Services		
30210 · Accounting/Auditing	\$ 16,000.00	\$ 18,150.00
30220 · Appraisals & Surveys	\$ 2,000.00	\$ 2,000.00
30225 · DCCR Enforcement	\$ -	\$ -
30230 · Legal Fees	\$ 20,000.00	\$ 50,000.00
30235 · Legal Fees - Collections	\$ 5,500.00	\$ 11,000.00
Total 30200 · Professional Services	\$ 43,500.00	\$ 81,150.00
30300 · Uncollectable Assessments		
30313-23 · 2013-2023 Uncollectable Assessments 3%	\$ 38,614.15	\$ 28,987.24
Total 30300 · Uncollectable Assessments	\$ 38,614.15	\$ 28,987.24
30400 · Utilities - Office		
30410 · Electricity	\$ -	\$ -
30420 · Fuel	\$ -	\$ -
30430 · Garbage	\$ -	\$ -
30440 · Telephone	\$ 3,000.00	\$ 4,718.52
30450 · Water	\$ 312.00	\$ 6,744.60
Total 30400 · Utilities - Office	\$ 3,312.00	\$ 11,463.12
31000 · Advertising		\$ -
31200 · Bank Fees	\$ -	
31400 · BOD Expenses	\$ 1,750.00	\$ 385.00
31500 · Volunteer Expenses	\$ 250.00	\$ 250.00
31600 · Cash Over and Short	\$ -	\$ -
31800 · Dues and Subscriptions	\$ 3,129.99	\$ 11,545.96
32000 · Finance Charges	\$ -	\$ -
32200 · Insurance	\$ 77,000.00	\$ 91,404.95
32400 · Licenses/Fees	\$ 2,300.00	\$ 1,375.00
32600 · Meals & Entertainment	\$ 1,500.00	\$ 1,500.00
32800 · Merchant Fees/C.C. Processing	\$ 20,500.00	\$ 25,000.00
33000 · Newsletter/Communications	\$ 1,500.00	\$ 2,453.92
33200 · Office Equipment Repairs	\$ 1,800.00	\$ 1,200.00
33400 · Office Equipment/Software Maint	\$ 12,450.00	\$ 6,100.00
33500 · Point of Sale	\$ 10,200.00	\$ 10,500.00
33600 · Office Supplies	\$ 7,000.00	\$ 5,000.00
33800 · Postage	\$ 5,000.00	\$ 4,111.42
34000 · Printing	\$ 500.00	\$ 500.00
34200 · Property Taxes	\$ 72,000.00	\$ 75,500.00
34300 · Use Tax	\$ -	\$ -
34400 · Staff Training	\$ 750.00	\$ 1,500.00
34600 · Travel	\$ 1,500.00	\$ 500.00
34800 · Web Site	\$ 1,860.00	\$ 620.00
35000 · Committees		
35100 · Ad Hoc		
35130 · Election & Annual Report	\$ 3,250.00	\$ 3,877.92
35135 · Fourth of July	\$ 10,000.00	\$ 10,000.00
Total 35100 · Ad Hoc	\$ 13,250.00	\$ 13,877.92
35200 · Standing		
35220 · Golf	\$ 1,000.00	\$ -
35230 · House & Entertainment	\$ 15,000.00	\$ 13,400.00
Total 35200 · Standing	\$ 16,000.00	\$ 13,400.00

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Ordinary Income/Expense	2023 Annual Budget	2024 Annual Budget
Total 35000 · Committees	\$ 29,250.00	\$ 27,277.92
GRAND TOTAL 30000 · ASSOCIATION BUSINESS EXPENSE	\$ 636,178.33	\$ 631,468.56
40000 · FACILITIES EXPENSE		
40100 · Facilities Payroll Expenses		
40110 · Facilities Payroll	\$ 105,017.97	\$ 144,572.86
40120 · Worker's Comp	\$ 672.12	\$ 961.55
40130 · Employee Insurance	\$ 7,924.00	\$ 16,200.00
40131 · Incentive Plan		\$ 6,339.55
40132 · IRA Contribution		\$ 3,382.56
40136 · FICA		\$ 12,192.28
40137 · FUTA		\$ 255.00
40138 · SUTA		\$ 1,733.97
Total 40100 · Facilities Payroll Expenses	\$ 113,614.09	\$ 185,637.77
40190 · Cleaning/Janitorial	\$ 13,500.00	\$ 18,000.00
40200 · Maintenance & Repairs		
40210 · Air Strip Maintenance & Repairs	\$ -	
40220 · AH Cart Barn Maintenance	\$ 200.00	\$ 250.00
40230 · Barn Maintenance	\$ 400.00	\$ 1,450.00
40240 · CC Cart Barn Maintenance	\$ 400.00	\$ 1,000.00
40250 · Common Area Maint. & Repairs	\$ 2,250.00	\$ 4,000.00
40260 · Cook Shack Maintenance	\$ 500.00	\$ 500.00
40270 · Equipment Maintenance	\$ 300.00	\$ 500.00
40275 · Golf Course Maint. Shop	\$ 750.00	\$ 4,000.00
40280 · Golf Course Restrooms	\$ 750.00	\$ 2,000.00
40290 · Grill Maintenance	\$ 100.00	\$ -
40300 · Lounge Maintenance	\$ -	\$ 150.00
40310 · Office Maintenance	\$ -	\$ -
40320 · Pool Building Maintenance	\$ 250.00	\$ 1,000.00
40330 · Pool Maintenance & Repairs	\$ 6,700.00	\$ 7,000.00
40360 · Tennis/Pickleball Court Maintenance	\$ 1,500.00	\$ 1,500.00
40365 · Frisbee Golf Maintenance		\$ 500.00
40370 · Vehicle Fuel and Maintenance	\$ 3,000.00	\$ 4,980.00
40380 · Cedar Creek Center Maintenance	\$ 3,600.00	\$ 4,000.00
40381 · Three Canyons Maintenance	\$ 500.00	\$ 1,100.00
40380 · Duffer's Maintenance	\$ 300.00	\$ 500.00
40383 · Flex Room Maintenance	\$ -	\$ 500.00
40390 · Facility Safety	\$ 1,500.00	\$ 4,000.00
Total 40200 · Maintenance & Repairs	\$ 23,000.00	\$ 38,930.00
40400 · Inventory (rename)		
40410 · Pool Food & Soft Drinks (rename)	\$ 400.00	\$ 350.00
40420 · Pool Inventory Purchased (rename)	\$ 1,500.00	\$ 1,000.00
40430 · Pool - Cost of Goods Sold		\$ -
40440 · Frisbee Golf Inventory Purchased		\$ 500.00
Total 40400 · Pool Inventory	\$ 1,900.00	\$ 1,850.00
40500 · Recreation Programs		
40510 · Swimming Lessons	\$ -	\$ -
40530 · Summer Sports	\$ -	\$ -
40540 · Winter Sports	\$ 500.00	\$ 1,500.00
Total 40500 · Recreation Programs	\$ 500.00	\$ 1,500.00
40600 · Utilities - Facilities		
40610 · Grill		
40611 · Electricity	\$ -	\$ -
40612 · Garbage	\$ -	\$ -
40613 · Propane	\$ -	\$ -
40614 · Telephone	\$ -	\$ -
40615 · Water	\$ -	\$ -
Total 40610 · Grill	\$ -	\$ -
40620 · Unallocated Facilities		
40621 · Electricity	\$ 5,250.00	\$ 5,250.00
40622 · Garbage	\$ 1,800.00	\$ 1,800.00
40623 · Propane	\$ 6,500.00	\$ 6,500.00
40624 · Telephone	\$ 1,620.00	\$ 2,000.00
40625 · Water	\$ 5,400.00	\$ 4,500.00
40626 · Barn - Fire Suppression	\$ -	\$ -
Total 40620 · Unallocated Facilities	\$ 20,570.00	\$ 20,050.00
40630 · Cedar Creek Center		
40631 · Electricity	\$ 10,000.00	\$ 11,000.00
40632 · Garbage	\$ 1,500.00	\$ 1,500.00
40633 · Propane	\$ -	\$ -
40634 · Telephone	\$ 6,960.00	\$ 4,402.20
40635 · Water	\$ 600.00	\$ 600.00
40636 · Cedar Creek Center - Fire Suppression	\$ 4,380.00	\$ 4,380.00
Total 40630 · Cedar Creek Center	\$ 23,440.00	\$ 21,882.20
Total 40600 · Utilities - Facilities	\$ 44,010.00	\$ 41,932.20
40900 · Cleaning Supplies	\$ 7,500.00	\$ 7,500.00
41000 · Keys & Locks	\$ 1,000.00	\$ 1,000.00
41100 · Meals & Entertainment	\$ 350.00	\$ 350.00
41200 · Office Supplies	\$ 1,500.00	\$ 500.00
41500 · Printing	\$ -	\$ -
41550 · Security Systems	\$ 750.00	\$ 500.00
41600 · Signs	\$ 750.00	\$ 500.00
41700 · Staff Training	\$ 1,500.00	\$ 1,500.00
41800 · Supplies	\$ 2,250.00	\$ 2,400.00
41900 · Travel	\$ 200.00	\$ 1,000.00
42000 · Uniforms	\$ 750.00	\$ 1,000.00
GRAND TOTAL 40000 · FACILITIES EXPENSE	\$ 213,074.09	\$ 304,099.97
50000 · GOLF OPERATIONS EXPENSE		
50050 · Pro Shops Expense		
50100 · Pro Shops Payroll Expenses		

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Ordinary Income/Expense	2023 Annual Budget	2024 Annual Budget
50110 · Pro Shops Payroll	\$ 125,000.00	\$ 159,738.29
50120 · Worker's Comp	\$ 800.00	\$ -
50130 · Employee Insurance	\$ 15,848.00	\$ 16,200.00
50131 · Incentive Plan		\$ 5,213.84
50132 · IRA Contribution		\$ 2,882.85
50136 · FICA		\$ 13,014.94
50137 · FUTA		\$ 402.73
50138 · SUTA		\$ 2,516.55
Total 50100 · Pro Shops Payroll Expenses	\$ 141,648.00	\$ 175,938.29
50200 · Pro Shops Inventory		
50210 · Inventory Purchased	\$ 102,500.00	\$ 105,000.00
50220 · Special Orders	\$ 14,000.00	\$ 5,000.00
50230 · Food & Soft Drinks	\$ 3,250.00	\$ 3,000.00
50235 · Beer Purchased	\$ 1,500.00	\$ 4,000.00
50240 · Golf - Cost of Goods Sold		\$ -
Total 50200 · Pro Shops Inventory	\$ 121,250.00	\$ 117,000.00
50300 · Utilities - CC Pro Shop		
50310 · Electricity	\$ 450.00	\$ 800.00
50320 · Garbage	\$ 300.00	\$ 300.00
50330 · Telephone	\$ 1,140.00	\$ 2,633.28
50340 · Water	\$ 1,920.00	\$ 4,400.00
50350 · Propane		\$ -
Total 50300 · Utilities - CC Pro Shop	\$ 3,810.00	\$ 8,133.28
50400 · Golf Cart Lease	\$ 53,350.00	\$ 53,332.20
50420 · Golf Cart Gas	\$ -	\$ -
50450 · Golf Course Advertising	\$ 400.00	\$ 1,500.00
50500 · Office Supplies	\$ 1,250.00	\$ 1,250.00
50510 · Licenses	\$ 1,400.00	\$ 2,700.00
50550 · Postage & Shipping	\$ 150.00	\$ 100.00
50600 · Printing	\$ 250.00	\$ -
50650 · Pro Shop Equipment & Supplies	\$ 10,100.00	\$ 10,000.00
50700 · Satellite TV	\$ 630.00	\$ 675.00
50725 · Sponsorship Expenses (rename)	\$ 5,500.00	\$ 7,000.00
50750 · Uniforms	\$ 1,000.00	\$ 1,100.00
50800 · WSGA - GHIN	\$ 6,500.00	\$ 7,000.00
GRAND TOTAL 50050 · Pro Shops Expense	\$ 347,238.00	\$ 385,728.77
55000 · GOLF COURSE MAINT. EXPENSE		
55100 · Golf Course Maint. Payroll Exp.		
55110 · Golf Course Maint. Payroll	\$ 255,000.00	\$ 228,835.60
55120 · Worker's Comp	\$ 1,632.00	\$ 1,448.33
55130 · Employee Insurance	\$ 17,873.00	\$ 16,200.00
55131 · Incentive Plan		\$ 4,969.58
55132 · IRA Contribution		\$ 5,353.12
55136 · FICA		\$ 17,855.94
55137 · FUTA		\$ 541.63
		\$ 3,041.69
Total 55100 · Golf Course Maint. Payroll Exp.	\$ 274,505.00	\$ 246,483.93
55190 · Contract Labor/Equipment Rental (rename)	\$ 2,600.00	\$ 6,000.00
55200 · Earth Amendments		
55210 · Gravel	\$ -	\$ 600.00
55220 · Sand	\$ 18,000.00	\$ 20,000.00
55230 · Topsoil		\$ 1,200.00
55240 · Turf grass Sod	\$ 3,000.00	\$ 6,000.00
Total 55200 · Earth Amendments	\$ 21,000.00	\$ 27,800.00
55300 · Fertilizer, Pesticides, Seed		
55310 · Fertilizer	\$ 16,000.00	\$ 18,000.00
55320 · Pesticides	\$ 20,000.00	\$ 21,000.00
55330 · Seed	\$ 600.00	\$ 600.00
Total 55300 · Fertilizer, Pesticides, Seed	\$ 36,600.00	\$ 39,600.00
55400 · Fuels, Lubricants		
55410 · Diesel	\$ 14,000.00	\$ 21,334.00
55420 · Gasoline	\$ 13,000.00	\$ 18,053.00
55430 · Oil, Lubricants	\$ 2,000.00	\$ 3,000.00
Total 55400 · Fuels, Lubricants	\$ 29,000.00	\$ 42,387.00
55500 · Irrigation/Sprinkler Maint		
55510 · Irrigation Maintenance	\$ 8,000.00	\$ 8,000.00
55520 · PRV/Filter House/Blow Out	\$ 4,000.00	\$ 4,000.00
55530 · Cedar Creek Well Maintenance	\$ -	\$ -
55540 · Green Canyon	\$ -	\$ -
55550 · Computer/Software Maintenance	\$ 2,600.00	\$ 2,800.00
Total 55500 · Irrigation/Sprinkler Maint	\$ 14,600.00	\$ 14,800.00
55600 · Utilities - Golf Course Maint.		
55610 · Electricity	\$ 4,500.00	\$ 4,500.00
55620 · Garbage	\$ 1,600.00	\$ 1,920.00
55630 · Propane	\$ 6,000.00	\$ 6,000.00
55640 · Telephone	\$ 1,800.00	\$ 2,413.32
55650 · Water	\$ 800.00	\$ 1,146.12
Total 55600 · Utilities - Golf Course Maint.	\$ 14,700.00	\$ 15,979.44
55700 · Common Area Landscaping (rename)	\$ 1,000.00	\$ 15,000.00
55710 · Fish/Pond Maintenance	\$ 2,000.00	\$ 2,000.00
55720 · Golf Cart Repairs & Maint.	\$ 500.00	\$ 500.00
55730 · Golf Course Accessories	\$ 4,500.00	\$ 4,000.00
55750 · Shop Supplies	\$ 1,500.00	\$ 4,000.00
55760 · Meals & Entertainment	\$ 500.00	\$ 500.00
55770 · Office Supplies	\$ 500.00	\$ 500.00
55780 · Safety Equipment	\$ 600.00	\$ 600.00
55790 · Small Equipment Purchases	\$ 1,600.00	\$ 2,400.00
55800 · Staff Training	\$ 1,100.00	\$ 700.00

