

# **Renegade Mountain Community Club**

## **2026 Budget Notes**

### **(DRAFT)**

These budget notes are intended to explain certain aspects of the 2026 proposed budget and should be used in conjunction with the actual 2026 budget document.

The overall intent of the proposed budget is to phase activities and operations in over time as membership dues accrue and as the new Officers and Directors obtain the necessary information and hands-on experience to operate an efficient organization that is responsive to its members. Specifically, the budget is designed to meet the following goals and objectives (not prioritized):

1. Defend any and all legal challenges.
2. Collect back Dues Assessments through a variety of techniques
3. Increase the Reserve Fund for bridge/emergencies.
4. Continue to fix and repair the road and culvert system.
5. Develop long term drainage and rotating paving plan.
6. Continue to maintain necessary lighting for security/safety.
7. Maintain equipment and supplies to clear the winter roads.
8. Install/operate an unmanned security system at the entrance including cameras
9. Continue to maintain mowing/fire breaks and area beautification operations.
10. Promote the mountain and attract new construction and residents.
11. Continue to define contractor's costs and ARC procedures.
12. Plan for opening, reopening Playground, Tennis Courts and Pool.
13. Plan for purchase of equipment and needed storage areas.
14. Bridge Replacement
15. Refurbish Guard Shack
16. Extension of Roads and Utilities as Needed

NOTE 1 – The proposed 2026 Budget includes projected income/expenses from October 9, 2025 through December 1, 2026 (date when 2027 income will start to accrue).

NOTE 2 – Sale of lots income may be higher should the EC Development in Block 10A be realized; the RMCC currently has land Real Estate Contracts with EC totaling \$10,500.

NOTE 3 – Contract Admin fees are considerably higher as it is projected that the Secretary will assume 50% of the past President's workload/fees, while the remaining 50% will be completed by outside professionals.

NOTE 4 – Any Logo and promotional items must be priced to cover all costs of the items and costs of promotional items and give away merchandise.

NOTE 5 – Copying and postage are increased to accommodate a third projected mailing to all owners (restrictions).

NOTE 6 - The RMCC does pay Annual Dues Assessments on the lots it owns, however, whatever is paid, is then immediately received by the RMCC as income. The two transactions, while properly accounted for, create a "net zero" effect, as reflected in Note 6.

NOTE 7 – Americas Best Corporation (ABC) currently holds and performs the services contract for Renegade Mountain. ABC has previously agreed to delay receipt of payment of its invoices for the 2<sup>nd</sup> Qtr 2022 through and the 3<sup>rd</sup> quarter of 2023 (\$46,380.34) until funds become available. As additional income is received, the Board will work to ensure this ABC liability is paid down or paid off.

NOTE 8 – RMCC has incurred several legal liabilities arising from the federal lawsuit which is now settled. Individuals have agreed to delay receipt of this payment of their invoices (121,946.66) until funds become available. As additional income is received, the Board will work to ensure these liabilities are paid down or paid off.

NOTE 9 – Funds in the Reserve Account are required to be maintained for bridge replacement costs. Funds required for Standing Deer Road improvements, if any, will need to come from other reductions in the budget.

NOTE 10 - The RMCC will need to continue to prosecute Moy Toy's foreclosure action, while simultaneously defending any other legal matters. Suits for back Dues Assessments and foreclosures are expected to increase. Legal Counsel will be required to prepare documents/actions/research previously handled by the past President.

NOTE 11 – Other Professionals (Engineers, surveyors, etc.) will be required to prepare documents/actions previously handled by the past President.

NOTE 12 – Money is set aside to complete approximately 800' of paving in 2026. Recommendation is to continue paving from end of new paving (2500') westward for approximately 800'.

NOTE 13 – To operate a unmanned security gate system in the future, several cameras are required, and one camera is budgeted for 2026. \$720 of the camera budget and the Other Electric account are required for operation of the cameras at the entrance. A similar situation exists at the Sports Park, and possibly other remote areas.

NOTE 14 – 455 Mower requires a \$1200 part in the future. Although close in money, fix is thought to be a better solution than scrap/parts at this time.

NOTE 15 – Reserve Account is currently receiving 6% interest per annum. This is not expected to continue, but a reduction date cannot be determined.