

2025 EXPENSE BUDGET						
OPERATING EXPENSES	2024		2025			
	Annual	Monthly	Operating Budget		Change from 2024	
			Annual	Monthly	\$ Change	% Change
<b>Administrative Expenses</b>						
General administrative	\$ 264.00	\$ 22.00	\$ 276.00	\$ 23.00	\$ 12.00	4.5%
Social	300.00	25.00	312.00	26.00	12.00	4.0%
Bank fees	12.00	1.00	24.00	2.00	12.00	100.0%
Delinquency fee expense	420.00	35.00	432.00	36.00	12.00	2.9%
Office reimbursements	24.00	2.00	36.00	3.00	12.00	50.0%
Website	420.00	35.00	444.00	37.00	24.00	5.7%
Other administrative services	480.00	40.00	492.00	41.00	12.00	2.5%
Misc Expense - office supplies	240.00	20.00	252.00	21.00	12.00	5.0%
<b>Total Administrative Expenses</b>	<b>\$ 2,160.00</b>	<b>\$ 180.00</b>	<b>\$ 2,268.00</b>	<b>\$ 189.00</b>	<b>\$ 108.00</b>	<b>5.0%</b>
<b>Insurance Expenses</b>						
Insurance premiums	\$ 71,310.00	\$ 5,942.50	\$ 61,182.00	\$ 5,098.50	(10,128.00)	-14.2%
Fidelity bond & officers' coverage	3,550.00	295.83	3,790.00	315.83	240.00	6.8%
<b>Total Insurance Expenses</b>	<b>\$ 74,860.00</b>	<b>\$ 6,238.33</b>	<b>\$ 64,972.00</b>	<b>\$ 5,414.33</b>	<b>\$ (9,888.00)</b>	<b>-13.2%</b>
<b>Utilities</b>						
Electricity	\$ 4,200.00	\$ 350.00	\$ 4,452.00	\$ 371.00	\$ 252.00	6.0%
Gas service	720.00	60.00	768.00	64.00	48.00	6.7%
Water	12,000.00	1,000.00	12,720.00	1,060.00	720.00	6.0%
Trash removal service	11,040.00	920.00	11,700.00	975.00	660.00	6.0%
<b>Total Utilities</b>	<b>\$ 27,960.00</b>	<b>\$ 2,330.00</b>	<b>\$ 29,640.00</b>	<b>\$ 2,470.00</b>	<b>\$ 1,680.00</b>	<b>6.0%</b>
<b>Operations</b>						
Permits & licenses	\$ 132.00	\$ 11.00	\$ 144.00	\$ 12.00	\$ 12.00	9.1%
<b>Total Operations</b>	<b>\$ 132.00</b>	<b>\$ 11.00</b>	<b>\$ 144.00</b>	<b>\$ 12.00</b>	<b>\$ 12.00</b>	<b>9.1%</b>
<b>Contracted Services</b>						
Janitorial services	\$ 480.00	\$ 40.00	\$ 504.00	\$ 42.00	\$ 24.00	5.0%
Pest control	300.00	25.00	312.00	26.00	12.00	4.0%
<b>Total Contracted Services</b>	<b>\$ 780.00</b>	<b>\$ 65.00</b>	<b>\$ 816.00</b>	<b>\$68.00</b>	<b>\$ 36.00</b>	<b>4.6%</b>
<b>Landscaping &amp; Irrigation</b>						
Landscape contract	\$ 24,720.00	\$ 2,060.00	\$ 26,700.00	\$ 2,225.00	\$ 1,980.00	8.0%
Landscaping other	8,400.00	700.00	8,400.00	700.00	-	0.0%
Tree maintenance	4,800.00	400.00	5,088.00	424.00	288.00	6.0%
Snow removal	10,020.00	835.00	10,620.00	885.00	600.00	6.0%
Irrigation system	1,800.00	150.00	1,956.00	163.00	156.00	8.7%
Mulch/ROCK maintenance	720.00	60.00	720.00	60.00	-	0.0%
<b>Total Landscaping &amp; Irrigation</b>	<b>\$ 50,460.00</b>	<b>\$ 4,205.00</b>	<b>\$ 53,484.00</b>	<b>\$ 4,457.00</b>	<b>\$ 3,024.00</b>	<b>6.0%</b>
<b>Repair and Maintenance</b>						
Building maintenance	\$ 9,000.00	\$ 750.00	\$ 9,996.00	\$ 833.00	\$ 996.00	11.1%
Clubhouse maintenance	360.00	30.00	384.00	32.00	24.00	6.7%
Concrete maintenance	-	-	2,940.00	245.00	2,940.00	0.0%
Deck & railing contract	16,800.00	1,400.00	23,292.00	1,941.00	6,492.00	38.6%
Deck maintenance	-	-	2,500.00	208.33	2,500.00	0.0%
Fascia maintenance	-	-	2,500.00	208.33	2,500.00	0.0%
Fence maintenance	-	-	4,000.00	333.33	4,000.00	0.0%
Fire system repair & maintenance	612.00	51.00	636.00	53.00	24.00	3.9%
Gate repair & maintenance	480.00	40.00	504.00	42.00	24.00	5.0%
General repair & maintenance	4,200.00	350.00	4,320.00	360.00	120.00	2.9%
Gutter repair & maintenance	2,100.00	175.00	2,196.00	183.00	96.00	4.6%
Hydrant/Standpipe repair maint.	264.00	22.00	276.00	23.00	12.00	4.5%

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Light supplies & maintenance	1,800.00	150.00	1,860.00	155.00	60.00	3.3%
Roof repair & maintenance	1,800.00	150.00	1,908.00	159.00	108.00	6.0%
Sidewalk stripes maintenance	2,100.00	175.00	2,500.00	208.33	400.00	19.0%
Street - crack seal maintenance	1,800.00	150.00	2,150.00	179.17	350.00	19.4%
Contingency	4,143.68	345.31	4,500.00	375.00	356.32	8.6%
<b>Total Repair and Maintenance</b>	<b>\$ 45,459.68</b>	<b>\$ 3,788.31</b>	<b>\$ 66,462.00</b>	<b>\$ 5,538.50</b>	<b>\$ 21,002.32</b>	<b>46.2%</b>
<b>Professional Services</b>						
Audit & tax services	\$ 1,440.00	120.00	\$ 1,440.00	\$ 120.00	\$ -	0.0%
Legal services - other	2,400.00	200.00	2,400.00	200.00	-	0.0%
Management fees	18,180.00	1,515.00	18,180.00	1,515.00	-	0.0%
<b>Total Professional Services</b>	<b>\$ 22,020.00</b>	<b>\$ 1,835.00</b>	<b>\$ 22,020.00</b>	<b>\$ 1,835.00</b>	<b>\$ -</b>	<b>0.0%</b>
<b>Other Expenses</b>						
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 223,831.68</b>	<b>\$ 18,652.64</b>	<b>\$ 239,806.00</b>	<b>\$ 19,983.83</b>	<b>\$ 15,974.32</b>	<b>7.1%</b>
Carry Over from 2024	\$ -	\$ -	\$ 11,000.00	\$ 916.67	11,000.00	N/A
<b>TOTAL OPERATING BUDGET</b>	<b>\$ 223,831.68</b>	<b>\$ 18,652.64</b>	<b>\$ 228,806.00</b>	<b>\$ 19,067.17</b>	<b>\$ 4,974.32</b>	<b>2.2%</b>
Reserve Contribution Expense	\$ 31,200.00	\$ 2,600.00	\$ 39,000.00	\$ 3,250.00	\$ 7,800.00	25.0%
<b>TOTAL BUDGET</b>	<b>\$ 255,031.68</b>	<b>\$ 21,252.64</b>	<b>\$ 267,806.00</b>	<b>\$ 22,317.17</b>	<b>\$ 12,774.32</b>	<b>5.0%</b>

2025 DUES BREAKDOWN				
	2024 Dues		2025 Dues	
	Annual	Monthly	Annual	Monthly
<b>Budget By Unit Type</b>				
Ranchers (24)	\$ 95,388.48	\$ 7,949.04	\$ 99,646.59	\$ 8,303.88
3-Bedroom (34)	114,343.00	9,528.58	120,375.32	10,031.28
2-Bedroom (14)	45,299.52	3,774.96	47,783.42	3,981.95
<b>Total Dues</b>	<b>\$ 255,031.00</b>	<b>\$ 21,252.58</b>	<b>\$ 267,805.32</b>	<b>\$ 22,317.11</b>
<b>Dues By Unit Type</b>				
Ranchers (24)	\$ 3,974.52	\$ 331.21	\$ 4,151.94	\$ 346.00
3-Bedroom (34)	\$ 3,363.03	\$ 280.25	\$ 3,540.45	\$ 295.04
2-Bedroom (14)	\$ 3,235.68	\$ 269.64	\$ 3,413.10	\$ 284.43
<b>Change in Dues 2025 vs 2024 per Unit</b>			\$ 177.42	\$ 14.79