

Association of Unit Owners of Ranch Cabins

Three Year Budget - 2025 Approved

					Approved	Projected Budgets	
	2022 Actual	2023 Actual	2024 (Projected) Actual	2024 Budget	2025 Budget	2026	2027
Increase over prior year >>					4.2%	3.6%	3.1%
Income							
Assessment Income							
Quarterly Assessments	136,363.48	142,356.48	133,590.76	133,590.38	142,700.00	147,901.00	152,461.00
Reserve Replacement Assessment	14,749.80	14,749.80	23,515.72	23,515.90	21,000.00	21,630.00	22,279.00
X Discounts for Annual Pre-Pay	(2,444.09)	(3,065.70)	(2,743.88)	(3,142.13)	(3,000.00)	(3,107.00)	(3,316.00)
Total Assessment Income	148,669.19	154,040.58	154,362.60	153,964.15	160,700.00	166,424.00	171,424.00
Other Income							
Interest - Operating Accounts			868.05		900.00		
Interest - Replacement Reserve	354.52	5,018.91	5,288.42	2,484.10	5,000.00	5,000.00	5,000.00
Late Fees	100.02	103.61	200.28	100.00	100.00	100.00	100.00
Misc Income	2,858.12	3,800.00	101.96	200.00	100.00	100.00	100.00
Total Other Income	3,312.66	8,922.52	6,458.71	2,784.10	6,100.00	5,200.00	5,200.00
Total Income	151,981.85	162,963.10	160,821.31	156,748.25	166,800.00	171,624.00	176,624.00
Replacement Reserve Contributions							
Interest Income - Reserve Fund			5,288.42	2,484.10	5,000.00	5,000.00	5,000.00
Contribution to Reserve Fund	18,604.52	19,768.91	23,515.90	23,515.90	21,000.00	21,630.00	22,279.00
Total Replacement Reserve Contributions	18,604.52	19,768.91	28,804.32	26,000.00	26,000.00	26,630.00	27,279.00
GROSS OPERATING INCOME	133,377.33	143,194.19	132,016.99	130,748.25	140,800.00	144,994.00	149,345.00
Expenses							
Common Ground Expenses							
Contingency / Operating surplus contribution		-	-	4,200.00	-	-	-
Electricity - Exterior Lighting	1,216.61	1,190.83	1,334.92	1,400.00	1,500.00	1,545.00	1,591.00
General Maintenance	902.60	7.77	476.22	5,000.00	1,000.00	1,000.00	1,030.00
Grounds - Irrigation	1,668.00	1,646.99	1,915.15	1,800.00	2,200.00	2,266.00	2,334.00
Grounds Maintenance	16,670.15	17,742.57	19,213.99	22,000.00	22,000.00	22,660.00	23,340.00
Insurance	24,754.20	19,786.48	19,988.48	22,000.00	22,500.00	23,175.00	23,870.00
Licenses, Taxes and Permits	1,268.18	346.77	2,848.58	1,365.00	1,500.00	1,545.00	1,591.00
Painting	12,000.00	16,210.00	20,000.00	18,000.00	20,000.00	20,600.00	21,218.00
Snow Removal	4,622.50	6,282.50	5,946.25	7,500.00	7,500.00	7,725.00	7,957.00
Tree Removal & Maintenance	1,835.00	4,050.00	1,000.00	4,000.00	2,500.00	2,575.00	2,652.00
Stump Grinding	4,813.50	561.00	865.50	500.00	900.00	927.00	955.00
Stump Grinding/Reimbursements	608.90		-	-	-		-
Tree Planting			-	200.00	200.00	206.00	212.00
Water - Irrigation	7,432.91	6,556.25	7,736.28	8,000.00	9,000.00	9,270.00	9,548.00
Total Common Ground Expenses	77,792.55	74,381.16	81,325.37	95,965.00	90,800.00	93,494.00	96,298.00
Management and Administrative							
Accounting Services	7,338.33	7,200.00	7,248.92	7,416.00	7,800.00	8,034.00	8,275.00
Accounting - Quickbooks Subscription	393.31	585.75	570.70	600.00	700.00	721.00	743.00
Total Accounting Services	7,731.64	7,785.75	7,819.62	8,016.00	8,500.00	8,755.00	9,018.00
Management Fee Expense	7,770.00	8,250.00	8,400.00	8,400.00	7,900.00	8,137.00	8,381.00
Management Fee - Cell Phone Reimbursement	600.00	500.00	-	-	-	-	-
Total Management Fee Expense	8,370.00	8,750.00	8,400.00	8,400.00	7,900.00	8,137.00	8,381.00
Legal Expense		-	-	100.00	-	-	-
Postage, Web, Office Supplies, Misc.	1,875.73	880.00	785.99	1,000.00	300.00	309.00	318.00
Total Management and Administrative	17,977.37	17,415.75	17,005.61	17,516.00	16,700.00	17,201.00	17,717.00
Payment Transaction Fees	12.38	199.02	1,134.28	800.00	1,500.00	1,545.00	1,591.00
Pool Expenses							
Chemicals	3,796.83	-	-	2,000.00	4,200.00	4,326.00	4,456.00
Electricity	961.23	703.02	427.85	800.00	1,200.00	1,236.00	1,273.00
Maintenance	12,308.95	13,154.36	-	7,000.00	17,000.00	17,510.00	18,035.00
Natural Gas	3,314.44	149.18	74.46	1,800.00	4,000.00	4,120.00	4,244.00
Pool Misc / Reimbursements	661.36	2,454.56	-	500.00	200.00	206.00	212.00
Water	7,312.82	6,811.89	1,900.83	4,367.25	5,200.00	5,356.00	5,519.00
Total Pool Expenses	28,355.63	23,273.01	2,403.14	16,467.25	31,800.00	32,754.00	33,739.00
Total Expenses	124,137.93	115,268.94	101,868.40	130,748.25	140,800.00	144,994.00	149,345.00
Net Operating Income	9,239.40	27,925.25	30,148.59	0.00	0.00	0.00	0.00
NET GAIN OR (LOSS)	9,239.40	27,925.25	30,148.59	0.00	0.00	0.00	0.00

Ranch Cabins Association of Unit Owners
2025 Approved Assessment

From Worksheet, Annual Budget: 142,700.00 21,000.00

Unit Number	Design	Ownership Interest(%)	2025 Operations	2025 Reserve Contribution	2025 Approved Quarterly Assessments	2024 Quarterly Assessments	Quarterly Change	Increase %	2025 If Paid Annually (3% Discount)	Savings for Paid Annually
1	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
2	f	0.03061	\$1,092.01	\$160.70	\$1,252.71	\$1,202.26	\$50.45	4.2%	\$4,860.51	\$150.33
3	a	0.02029	\$723.85	\$106.52	\$830.37	\$796.92	\$33.45	4.2%	\$3,221.84	\$99.64
4	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
5	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
6	a	0.02029	\$723.85	\$106.52	\$830.37	\$796.92	\$33.45	4.2%	\$3,221.84	\$99.64
7	e	0.02432	\$867.62	\$127.68	\$995.30	\$955.21	\$40.09	4.2%	\$3,861.76	\$119.44
8	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
9	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
10	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
11	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
12	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
13	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
14	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
15	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
16	a	0.02029	\$723.85	\$106.52	\$830.37	\$796.92	\$33.45	4.2%	\$3,221.84	\$99.64
17	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
18	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
19	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
20	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
21	e	0.02432	\$867.62	\$127.68	\$995.30	\$955.21	\$40.09	4.2%	\$3,861.76	\$119.44
22	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
23	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
24	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
25	f	0.03061	\$1,092.01	\$160.70	\$1,252.71	\$1,202.26	\$50.45	4.2%	\$4,860.51	\$150.33
26	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
27	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
28	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
29	f	0.03061	\$1,092.01	\$160.70	\$1,252.71	\$1,202.26	\$50.45	4.2%	\$4,860.51	\$150.33
30	a	0.02029	\$723.85	\$106.52	\$830.37	\$796.92	\$33.45	4.2%	\$3,221.84	\$99.64
31	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
32	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
33	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
34	f	0.03061	\$1,092.01	\$160.70	\$1,252.71	\$1,202.26	\$50.45	4.2%	\$4,860.51	\$150.33
35	b	0.02197	\$783.78	\$115.34	\$899.12	\$862.91	\$36.21	4.2%	\$3,488.59	\$107.89
36	f	0.03061	\$1,092.01	\$160.70	\$1,252.71	\$1,202.26	\$50.45	4.2%	\$4,860.51	\$150.33
37	e	0.02432	\$867.62	\$127.68	\$995.30	\$955.21	\$40.09	4.2%	\$3,861.76	\$119.44
38	d	0.02865	\$1,022.09	\$150.41	\$1,172.50	\$1,125.27	\$47.23	4.2%	\$4,549.30	\$140.70
39	c	0.02617	\$933.61	\$137.39	\$1,071.00	\$1,027.87	\$43.13	4.2%	\$4,155.48	\$128.52
		100.00%	\$ 35,674.98	\$5,249.91	\$40,924.89	\$39,276.62	Annual:		\$158,788.59	\$4,910.97
			x 4 qtrs	x 4 qtrs		4 qtr total	Discounts:		\$4,910.97	
Annual Rounded Assessment/Budget			\$ 142,699.92	\$ 20,999.64	\$ 163,699.56	\$ 157,106.48			\$ 163,699.56	
Test comparison to Budget					\$ 163,700.00					
Difference Rounded vs Actual Budget					(0.44)					