

Association of Unit Owners of Ranch Cabins **Three Year Budget - 2026 APPROVED**

	2025 (Projected)				Approved	Projected Budgets	
	2023 Actual	2024 Actual	Actual	2025 Budget	2026 Budget	2027	2028
Increase over prior year >>				4.2%	3.0%	3.6%	4.0%
Income							
Assessment Income							
Quarterly Assessments	142,356.48	133,590.76	142,699.92	142,700.00	146,981.00	152,461.00	158,560.00
Operating Surplus Carry Forward					919.00		
Reserve Replacement Assessment	14,749.80	23,515.72	20,999.64	21,000.00	21,630.00	22,279.00	23,170.00
X Discounts for Annual Pre-Pay	(3,065.70)	(2,743.88)	(2,717.54)	(3,000.00)	(2,800.00)	(3,316.00)	(3,449.00)
Total Assessment Income	154,040.58	154,362.60	160,982.02	160,700.00	166,730.00	171,424.00	178,281.00
Other Income							
Interest - Operating Accounts		868.05	1,698.72	900.00	500.00		
Interest - Replacement Reserve	5,018.91	5,837.89	3,478.74	5,000.00	1,800.00	1,800.00	1,800.00
Late Fees	103.61	200.28	50.00	100.00	100.00	100.00	100.00
Misc Income	3,800.00	101.96	225.00	100.00	100.00	100.00	100.00
Total Other Income	8,922.52	7,008.18	5,452.46	6,100.00	2,500.00	2,000.00	2,000.00
Total Income	162,963.10	161,370.78	166,434.48	166,800.00	169,230.00	173,424.00	180,281.00
Replacement Reserve Contributions							
Interest Income - Reserve Fund		5,837.89	3,479.10	5,000.00	1,800.00	1,800.00	1,800.00
Contribution to Reserve Fund	19,768.91	23,515.90	20,999.64	21,000.00	21,630.00	22,279.00	23,170.00
Total Replacement Reserve Contributions	19,768.91	29,353.79	24,478.74	26,000.00	23,430.00	24,079.00	24,970.00
GROSS OPERATING INCOME	143,194.19	132,016.99	141,955.74	140,800.00	145,800.00	149,345.00	155,311.00
Expenses							
Common Ground Expenses							
Contingency / Operating surplus contribution	-	-	-	-	-	-	-
Electricity - Exterior Lighting	1,190.83	1,306.71	1,380.62	1,500.00	1,400.00	1,591.00	1,647.00
General Maintenance	7.77	476.22		1,000.00	800.00	1,030.00	1,071.00
Grounds - Irrigation	1,646.99	1,915.15	1,752.50	2,200.00	2,200.00	2,334.00	2,427.00
Grounds Maintenance	17,742.57	19,213.99	23,728.24	22,000.00	25,000.00	23,340.00	24,275.00
Insurance	19,786.48	19,988.48	20,371.23	22,500.00	23,175.00	23,870.00	24,825.00
Licenses, Taxes and Permits	346.77	2,848.58	3,315.21	1,500.00	3,300.00	1,591.00	1,655.00
Painting	16,210.00	20,000.00	18,890.00	20,000.00	20,000.00	21,218.00	22,067.00
Snow Removal	6,282.50	5,946.25	6,307.50	7,500.00	7,725.00	7,957.00	8,275.00
Tree Removal & Maintenance	4,050.00	1,000.00	800.00	2,500.00	2,500.00	2,652.00	2,758.00
Stump Grinding	561.00	865.50	150.00	900.00	1,008.00	955.00	993.00
Stump Grinding/Reimbursements		-	-	-		-	-
Tree Planting		-		200.00		212.00	220.00
Water - Irrigation	6,556.25	7,736.28	7,763.52	9,000.00	9,270.00	9,548.00	9,930.00
Total Common Ground Expenses	74,381.16	81,297.16	84,458.82	90,800.00	96,378.00	96,298.00	100,143.00
Management and Administrative							
Accounting Services	7,200.00	7,200.00	7,550.00	7,800.00	7,800.00	8,275.00	8,606.00
Accounting - Quickbooks Subscription	585.75	619.62	646.17	700.00	700.00	743.00	773.00
Total Accounting Services	7,785.75	7,819.62	8,196.17	8,500.00	8,500.00	9,018.00	9,379.00
Caretaker Fee Expense	8,250.00	8,400.00	8,400.00	7,900.00	8,400.00	8,381.00	8,716.00
Management Fee - Cell Phone Reimbursement	500.00	-	-	-		-	-
Total Management Fee Expense	8,750.00	8,400.00	8,400.00	7,900.00	8,400.00	8,381.00	8,716.00
Legal Expense	-	-	-	-		-	-
Postage, Web, Office Supplies, Misc.	880.00	845.99	495.07	300.00	500.00	318.00	330.00
Total Management and Administrative	17,415.75	17,065.61	17,091.24	16,700.00	17,400.00	17,717.00	18,425.00
Payment Transaction Fees	199.02	1,114.40	777.55	1,500.00	1,522.00	1,591.00	1,655.00
Pool Expenses							
Chemicals	-	-	3,389.38	4,200.00	3,500.00	4,456.00	4,634.00
Electricity	703.02	427.85	1,376.40	1,200.00	1,400.00	1,273.00	1,324.00
Maintenance	13,154.36	-	18,461.76	17,000.00	18,600.00	18,035.00	18,756.00
Natural Gas	149.18	74.46	1,950.26	4,000.00	2,500.00	4,244.00	4,414.00
Pool Misc / Reimbursements	2,454.56	-	5,154.26	200.00	500.00	212.00	220.00
Water	6,811.89	1,900.83	2,771.25	5,200.00	4,000.00	5,519.00	5,740.00
Total Pool Expenses	23,273.01	2,403.14	33,103.31	31,800.00	30,500.00	33,739.00	35,088.00
Total Expenses	115,268.94	101,880.31	135,430.92	140,800.00	145,800.00	149,345.00	155,311.00
Net Operating Income	27,925.25	30,136.68	6,524.82	0.00	0.00	0.00	0.00
NET GAIN OR (LOSS)	27,925.25	30,136.68	6,524.82	0.00	0.00	0.00	0.00

Ranch Cabins Association of Unit Owners
2026 Approved Assessment

From Worksheet, Annual Budget: 146,981.00 21,630.00

Unit Number	Design	Ownership Interest(%)	2026 Operations	2026 Reserve Contribution	2026 Approved Quarterly Assessments	2025 Quarterly Assessments	Quarterly Change	Increase %	2026 If Paid Annually (3% Discount)	Savings for Paid Annually
1	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
2	f	0.03061	\$1,124.77	\$165.52	\$1,290.29	\$1,252.71	\$37.58	3.0%	\$5,006.33	\$154.83
3	a	0.02029	\$745.56	\$109.72	\$855.28	\$830.37	\$24.91	3.0%	\$3,318.49	\$102.63
4	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
5	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
6	a	0.02029	\$745.56	\$109.72	\$855.28	\$830.37	\$24.91	3.0%	\$3,318.49	\$102.63
7	e	0.02432	\$893.64	\$131.51	\$1,025.15	\$995.30	\$29.85	3.0%	\$3,977.58	\$123.02
8	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
9	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
10	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
11	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
12	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
13	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
14	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
15	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
16	a	0.02029	\$745.56	\$109.72	\$855.28	\$830.37	\$24.91	3.0%	\$3,318.49	\$102.63
17	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
18	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
19	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
20	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
21	e	0.02432	\$893.64	\$131.51	\$1,025.15	\$995.30	\$29.85	3.0%	\$3,977.58	\$123.02
22	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
23	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
24	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
25	f	0.03061	\$1,124.77	\$165.52	\$1,290.29	\$1,252.71	\$37.58	3.0%	\$5,006.33	\$154.83
26	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
27	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
28	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
29	f	0.03061	\$1,124.77	\$165.52	\$1,290.29	\$1,252.71	\$37.58	3.0%	\$5,006.33	\$154.83
30	a	0.02029	\$745.56	\$109.72	\$855.28	\$830.37	\$24.91	3.0%	\$3,318.49	\$102.63
31	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
32	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
33	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
34	f	0.03061	\$1,124.77	\$165.52	\$1,290.29	\$1,252.71	\$37.58	3.0%	\$5,006.33	\$154.83
35	b	0.02197	\$807.29	\$118.80	\$926.09	\$899.12	\$26.97	3.0%	\$3,593.23	\$111.13
36	f	0.03061	\$1,124.77	\$165.52	\$1,290.29	\$1,252.71	\$37.58	3.0%	\$5,006.33	\$154.83
37	e	0.02432	\$893.64	\$131.51	\$1,025.15	\$995.30	\$29.85	3.0%	\$3,977.58	\$123.02
38	d	0.02865	\$1,052.75	\$154.92	\$1,207.67	\$1,172.50	\$35.17	3.0%	\$4,685.76	\$144.92
39	c	0.02617	\$961.62	\$141.51	\$1,103.13	\$1,071.00	\$32.13	3.0%	\$4,280.14	\$132.38
		100.00%	\$ 36,745.15	\$5,407.38	\$42,152.53	\$40,924.89	Annual:		\$163,551.81	\$5,058.31
			x 4 qtrs	x 4 qtrs		4 qtr total	Discounts:		\$5,058.31	
Annual Rounded Assessment/Budget			\$ 146,980.60	\$ 21,629.52	\$ 168,610.12	\$ 163,699.56			\$ 168,610.12	
Test comparison to Budget					\$ 168,611.00					
Difference Rounded vs Actual Budget					(0.88)					