



Budget Summary

Reedy Fork Ranch Owners Association, Inc

2026

Date: 11/21/2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Operating													
Income													
43000 Regular Assessments	\$76,230.00	\$76,769.00	\$77,308.00	\$77,847.00	\$78,386.00	\$78,925.00	\$79,464.00	\$80,003.00	\$80,542.00	\$81,081.00	\$81,620.00	\$82,159.00	\$950,334.00
44000 Clubhouse Rental	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	27,000.00
44002 Rental Security Deposit	-	-	-	-	-	-	-	-	-	-	-	-	-
44010 Fines	-	-	-	-	-	-	-	-	-	-	-	-	-
44025 Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
44030 Returned Payment Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
44040 Expedited Architectural Review	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.34	83.34	83.34	83.34	1,000.00
44070 Mobile Passes	291.66	291.66	291.66	291.66	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
44080 Working Capital	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	33,600.00
44100 Credit Loss (Write Offs)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Income	\$81,654.99	\$82,193.99	\$82,732.99	\$83,271.99	\$83,811.00	\$84,350.00	\$84,889.00	\$85,428.00	\$85,967.01	\$86,506.01	\$87,045.01	\$87,584.01	\$1,015,434.00
Expense													
51000 Electricity	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
51055 Water/Sewer/Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-
51125 Building Contract Labor	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.34	208.34	208.34	208.34	2,500.00
51230 Grounds Maintenance - Contract	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	150,000.00
51240 Landscaping /Other Grds Maint.	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
51340 Tree Removal	291.66	291.66	291.66	291.66	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
51390 Management Fee	10,890.00	10,967.00	11,044.00	11,121.00	11,198.00	11,275.00	11,352.00	11,429.00	11,506.00	11,583.00	11,660.00	11,737.00	135,762.00
51391 Additional Management Fees	291.66	291.66	291.66	291.66	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
51415 Architectural Approvals	-	-	-	-	-	-	-	-	-	-	-	-	-
51420 Office Supplies	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.34	2,333.34	2,333.34	2,333.34	28,000.00
51425 Legal	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
51430 Accounting Services	-	-	-	1,375.00	-	-	-	-	-	-	-	-	1,375.00
51440 Security Services	-	-	5,800.00	-	-	-	-	-	-	-	-	-	5,800.00
51450 Neighborhood Council	-	-	-	-	-	-	-	-	-	-	-	-	-
51455 Property and Other Taxes	-	-	-	1,100.00	-	-	-	-	-	-	-	-	1,100.00
51460 Contingency Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expense	\$29,364.98	\$29,441.98	\$35,318.98	\$32,070.98	\$29,673.00	\$29,750.00	\$29,827.00	\$29,904.00	\$29,981.02	\$30,058.02	\$30,135.02	\$30,212.02	\$365,737.00
Recreation Expenses													
61000 Electricity - Recreation	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	22,500.00
61010 Recreation - Gas	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00



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61020 Telephone & Internet - Recreation/Pool	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
61030 Recreation - Alarm	-	-	-	-	-	-	-	-	-	-	-	-	-
61035 Water - Recreation	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
61040 Office Expense - Recreation	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
61070 Recreation - Storage Unit	164.00	164.00	164.00	164.00	164.00	164.00	164.00	164.00	164.00	164.00	164.00	164.00	1,968.00
61075 Blding Contract Lbr. - Recreation	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
61085 Cleaning - Recreation	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
61090 Clubhouse Supplies - Recreation	66.66	66.66	66.66	66.66	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	800.00
61110 Landscaping - Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-
61120 Playground Maintenance	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	337.00	4,000.00
61130 Pest Control - Clubhouses	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.84	145.84	145.84	145.84	1,750.00
61140 Resident Activities - Recreation	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
61150 Insurance - Recreation	-	-	-	-	40,000.00	-	-	-	-	9,000.00	-	-	49,000.00
61154 Pool Contract & Maintenance	16,916.66	16,916.66	16,916.66	16,916.66	16,916.67	16,916.67	16,916.67	16,916.67	16,916.67	16,916.67	16,916.67	16,916.67	203,000.00
61155 Amenity Passes	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
61165 Facilities/Activities Management	10,890.00	10,967.00	11,044.00	11,121.00	11,198.00	11,275.00	11,352.00	11,429.00	11,506.00	11,583.00	11,660.00	11,737.00	135,762.00
61166 Additional Facilities/Activities Management Fees	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
61440 Amenity Security Services	5,333.00	5,333.00	5,333.00	5,333.00	5,333.00	5,333.00	5,333.00	5,333.00	5,333.00	5,333.00	5,333.00	5,337.00	64,000.00
69999 Recreation - Contingency Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Recreation Expenses	\$44,549.15	\$44,626.15	\$44,703.15	\$44,780.15	\$84,857.17	\$44,934.17	\$45,011.17	\$45,088.17	\$45,165.18	\$54,242.18	\$45,319.18	\$45,404.18	\$588,680.00
Total Operating	\$7,740.86	\$8,125.86	\$2,710.86	\$6,420.86	(\$30,719.17)	\$9,665.83	\$10,050.83	\$10,435.83	\$10,820.81	\$2,205.81	\$11,590.81	\$11,967.81	\$61,017.00
Reserve													
Income													
43215 Reserve Assessments	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	23,000.00	276,000.00
44095 Reserves - Interest Income	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Total Income	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$276,240.00
Reserve Expenses													
91055 Reserves - South Village - Pool Plastering	-	-	-	-	-	-	-	-	-	-	-	-	-
91056 Reserves - South Village - Pool Bathrooms	-	-	-	-	-	-	-	-	-	-	-	-	-
91057 Reserves - South Village - Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-
91058 Reserves - South Village - Drainage	-	-	-	-	-	-	-	-	-	-	-	-	-



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91070 Reserves - South Village IT System	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
91075 Reserves - North Village IT System	-	-	-	-	-	-	-	-	-	-	-	-	-
91085 Reserves - South Village - Pool Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-
91145 Reserves - Reserve Study	-	-	-	-	-	-	-	-	-	-	-	-	-
91230 Reserves - South Village - Gym	-	-	-	-	-	-	-	-	-	-	-	-	-
91235 Reserves - Paving	-	-	-	-	-	-	-	-	-	-	-	-	-
91475 Reserves - Dog Park Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
91480 Reserves - South Village - Roof	-	-	20,000.00	-	-	-	-	-	-	-	-	-	20,000.00
Total Reserve Expenses	\$0.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
Total Reserve	\$23,020.00	\$23,020.00	\$3,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$23,020.00	\$256,240.00
COMBINED NET INCOME/ (LOSS)	\$30,760.86	\$31,145.86	\$5,730.86	\$29,440.86	(\$7,699.17)	\$32,685.83	\$33,070.83	\$33,455.83	\$33,840.81	\$25,225.81	\$34,610.81	\$34,987.81	\$317,257.00