

# Redlands Mesa Master

## 2026 ANNUAL BUDGET - Approved Actual 2025

### Annual Dues: \$500

349 Units/Lots in 2026: \$500

349 Units Reserve Funding: \$100

339 Units/Lots in 2025: \$500

| 2025<br>Budget | 9/15/2025<br>Actuals | 2025<br>Actual | 2026<br>Budget |
|----------------|----------------------|----------------|----------------|
|----------------|----------------------|----------------|----------------|

### INCOME

|                                |                  |                  |                  |                  |
|--------------------------------|------------------|------------------|------------------|------------------|
| Dues                           | \$171,000        | \$170,500        | \$170,500        | \$174,500        |
| Design Review Fees             | 5,000            | 5,000            | 6,250            | 7,500            |
| Status Request Fees            | 4,000            | 4,350            | 5,350            | 4,950            |
| Real Estate Signs              | 1,000            | 970              | 970              | 1,200            |
| Prepaid Income                 | 0                |                  | 0                | 0                |
| Interest Income                | 200              | 152              | 252              | 200              |
| Billable Expenditure Revenue   |                  | 0                | 3                |                  |
| Unapplied Cash Payment Revenue |                  | 0                | (1,000)          |                  |
| Fines, Penalties & Late Fees   | 500              | 650              | 900              | 0                |
| <b>Total Operating Income</b>  | <b>\$181,700</b> | <b>\$181,622</b> | <b>\$183,225</b> | <b>\$188,350</b> |

### EXPENSES

#### General & Administrative

|                                |          |          |          |          |
|--------------------------------|----------|----------|----------|----------|
| Management                     | \$48,000 | \$32,000 | \$32,000 | \$32,000 |
| Security Service               | 12,000   | 9,500    | 13,000   | 12,000   |
| DRC Administration             | 7,000    | 4,667    | 7,862    | 33,750   |
| DRC Architect                  | 2,000    | 1,500    | 3,000    | 3,750    |
| Security System Cable/Internet | 9,450    | 12,303   | 12,303   | 10,000   |
| Insurance                      |          |          |          |          |
| - D&O                          | 3,750    | 3,502    | 3,502    | 3,750    |
| - Liability/Umbrella           | 2,500    | 0        | 2,400    | 2,800    |
| - Property                     | 500      | 0        | 260      | 300      |
| Office Rent                    | 5,730    | 4,720    | 6,445    | 6,900    |
| Office Expense                 | 0        |          | 0        | 0        |
| Office Phone                   | 475      | 332      | 498      | 475      |
| Office Equipment Expense       |          | 584      | 584      |          |
| Bank Charges                   | 100      | 7        | 7        | 50       |
| Online Payment Fees            | 1,000    | 234      | 271      | 400      |
| Meeting Expense                |          |          |          |          |
| - Annual Meeting               | 7,500    |          | 5,748    | 7,500    |
| - Social Events                | 1,000    |          | 800      | 0        |
| Memberships & Subscriptions    | 2,750    | 1,818    | 2,442    | 2,000    |
| Office Supplies                | 500      | 88       | 88       | 250      |
| DRC Supplies                   | 100      |          | 26       | 100      |
| Printing                       | 0        |          |          | 0        |
| Postage & Shipping             | 650      | 389      | 527      | 650      |
| Advertising & Marketing        |          |          |          |          |
| Bad Debt Expense               | 0        |          | 0        | 0        |
| Legal Fees                     | 4,300    | 2,683    | 4,125    | 3,000    |
| Accounting Fees                | 6,000    | 4,290    | 6,090    | 6,500    |
| Federal Taxes                  | 35       | 39       | 39       | 50       |
| State Taxes                    | 5        | 6        | 6        | 11       |
| Software & Apps                | 0        | 0        |          | 250      |

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|   | 2025<br>Budget   | 9/15/2025<br>Actuals | 2025<br>Actual   | 2026<br>Budget   |
|---|------------------|----------------------|------------------|------------------|
| Reserve Study                             | 2,500            | 0                    | 0                | 0                |
| RE/Builder Signs Expense                  | 1,500            | 931                  | 1,094            | 1,500            |
| Miscellaneous/Contingency                 | 1,000            |                      | 0                | 1,000            |
| <b>Total General &amp; Admin Expenses</b> | <b>\$120,345</b> | <b>\$79,592</b>      | <b>\$103,117</b> | <b>\$128,986</b> |

### Operating Expenses

#### Landscaping

|                                  |                 |                 |                 |                 |
|----------------------------------|-----------------|-----------------|-----------------|-----------------|
| Repair & Grounds Maintenance     | \$3,000         | \$0             | \$2,141         | \$0             |
| - Landscape Maintenance-Contract | \$40,000        | \$28,095        | \$40,279        | \$46,321        |
| - Large Projects                 | 8,030           | 3,653           | 5,648           | 2,000           |
| - Irrigation Repair              | 2,000           | 0               | 291             | 1,000           |
| - Irrigation Water               | 525             | 378             | 612             | 900             |
| - Irrigation Electricity         | 600             | 363             | 603             | 650             |
| - Pet Sanitation                 | 6,000           | 4,911           | 6,580           | 6,900           |
| - Snow / Mud Removal             | 1,200           |                 | 1,200           | 1,300           |
| <b>Total Operating Expenses</b>  | <b>\$61,355</b> | <b>\$37,400</b> | <b>\$57,354</b> | <b>\$59,071</b> |

### Total Expenses

### Net Operating Income

|                             |                  |                  |                  |                  |
|-----------------------------|------------------|------------------|------------------|------------------|
| <b>Total Expenses</b>       | <b>\$181,700</b> | <b>\$116,991</b> | <b>\$160,471</b> | <b>\$188,057</b> |
| <b>Net Operating Income</b> | <b>0</b>         | <b>64,631</b>    | <b>22,755</b>    | <b>293</b>       |

Previous Excess Revenue

Transfer to Reserve Fund

### Operating Fund Income (Deficit)

|  |          |  |                  |               |
|--|----------|--|------------------|---------------|
| Previous Excess Revenue                | -        |  | -                |               |
| Transfer to Reserve Fund               |          |  | -                |               |
| <b>Operating Fund Income (Deficit)</b> | <b>-</b> |  | <b>22,754.59</b> | <b>293.00</b> |

### Reserve Fund

|                             |          |  |          |          |
|-----------------------------|----------|--|----------|----------|
| Beginning Balance           |          |  |          | 1/1/2026 |
| Reserve Funds in Bank       | \$51,012 |  | \$51,012 | \$51,101 |
| Reserve Funds 2026          |          |  |          | 34,900   |
| Mailbox/Check dam           |          |  |          | -12,215  |
| Reserve Funding             | 0        |  |          | 45,813   |
| Interest Income             | 100      |  | 88       | 100      |
| Reserve Balance Available   | 51,112   |  | 51,101   | 119,699  |
| Reserve Expenses            | 0        |  | 0        | 85,059   |
| Reserve Fund Ending Balance | \$51,112 |  | \$51,101 | \$34,640 |

Checking acct

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| Expected Beginning Balance    | 76,996   | 76,996   | 99,751   |
| Total Operating Revenue       | 181,700  | 183,225  | 188,350  |
| Cash available                | 258,696  | 260,221  | 288,101  |
| Total Operating Expenses      | -181,700 | -160,471 | -188,057 |
| Less Transfer to Reserve Fund |          | 0        | -36,733  |
| Expected ending cash balance  | 76,996   | 99,751   | 63,311   |