

Red Hawk Ranch Owners Association 2025 Budget

Dues Summary

	2024	2025	% Change
Quarterly Operating Dues / Lot	\$ 1,241	\$ 1,486	20%
Quarterly Silver Creek Road Dues / Lot	\$ 75	\$ 72	-4%
Quarterly Reserve Dues / Lot	\$ 969	\$ 942	-3%
Total	\$ 2,285	\$ 2,500	9%

Budget

	2024			
	2024 BUDGET	FORECAST	VARIANCE	2025 BUDGET
OPERATING INCOME				
Quarterly Fees				
Quarterly Dues	\$ 114,192	\$ 114,162	\$ (30)	\$ 136,744
Silver Creek Road Dues	\$ 6,900	\$ 6,900	\$ -	\$ 6,600
Special Assessment	\$ -	\$ -	\$ -	\$ -
Other Income				
16.5 Road Maintenance	\$ 2,800	\$ 2,800	\$ -	\$ 2,800
Architectural Review Fee	\$ -	\$ -	\$ -	\$ -
Violation Fines	\$ -	\$ -	\$ -	\$ -
Late Fees	\$ -	\$ 600	\$ 600	\$ -
Finance Charges	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 65	\$ 65	\$ -
Gate Remote Fee	\$ -	\$ 125	\$ 125	\$ -
TOTAL OPERATING INCOME	\$ 123,892	\$ 124,652	\$ 760	\$ 146,144
OPERATING EXPENSES				
Maintenance				
Snow Removal	\$ 55,000	\$ 34,638	\$ (20,362)	\$ 57,750
Salt & Sand	\$ -	\$ -	\$ -	\$ -
Silver Creek Road Contribution	\$ 6,900	\$ 24,638	\$ 17,738	\$ 6,600
Road Maintenance & Repair	\$ 30,000	\$ 10,345	\$ (19,655)	\$ 30,000
Guardrail Maintenance & Repair	\$ -	\$ -	\$ -	\$ -
Weed Remediation	\$ 1,000	\$ 1,037	\$ 37	\$ 1,050
Entry Gate Maintenance & Repair	\$ 1,500	\$ 113	\$ (1,387)	\$ 1,500
Entry Gate Electric	\$ 144	\$ 155	\$ 11	\$ 155
Sign Repair, Maint., Replacement	\$ 500	\$ 949	\$ 449	\$ 500
Dumpster Service	\$ 6,600	\$ 6,450	\$ (150)	\$ 7,000
Professional Fees				
Model HOA - Contract	\$ 12,661	\$ 12,418	\$ (243)	\$ 12,420
Model HOA - Extra	\$ 600	\$ -	\$ (600)	\$ -
Ricky Miller	\$ -	\$ 2,250	\$ 2,250	\$ 9,000
Legal	\$ 5,000	\$ 1,435	\$ (3,565)	\$ 5,000
Tax Return Preparation	\$ 225	\$ 225	\$ -	\$ 250
Engineering	\$ -	\$ -	\$ -	\$ 10,000
Architectural Services	\$ -	\$ -	\$ -	\$ -
Administrative				
Insurance	\$ 2,907	\$ 2,923	\$ 16	\$ 3,069
Administrative	\$ 500	\$ 500	\$ -	\$ 500
Permits	\$ -	\$ -	\$ -	\$ -
Taxes	\$ -	\$ 477	\$ 477	\$ 500
Website/Software	\$ 355	\$ 821	\$ 466	\$ 850
Quickbooks Payments Fees	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 123,892	\$ 99,374	\$ (24,519)	\$ 146,144
NET OPERATING SURPLUS / (DEFICIT)	\$ -	\$ 25,278	\$ 25,278	\$ -
Reserve Contribution				
RESERVE INCOME				
Reserve Contribution / Dues	\$ 89,168	\$ 89,168	\$ -	\$ 86,656
New Member/Reinvestment Fees	\$ -	\$ 32,600	\$ 32,600	\$ -
New Construction Road Fees	\$ -	\$ 4,494	\$ 4,494	\$ -
New Construction Gate Fees	\$ -	\$ 500	\$ 500	\$ -
Interest Income	\$ -	\$ 4,158	\$ 4,158	\$ -
TOTAL RESERVE INCOME	\$ 89,168	\$ 130,920	\$ 41,752	\$ 86,656
RESERVE EXPENSES				
Road Capital Expenses	\$ 89,168	\$ 65,380	\$ (23,788)	\$ 100,000
Reserve Study	\$ -	\$ -	\$ -	\$ -
TOTAL RESERVE EXPENSES	\$ 89,168	\$ 65,380	\$ (23,788)	\$ 100,000
NET RESERVE SURPLUS / (DEFICIT)	\$ -	\$ 65,540	\$ 65,540	\$ (13,344)
TOTAL SURPLUS / (DEFICIT)	\$ -	\$ 90,819	\$ 90,819	\$ (13,344)