

Red Hawk Ranch Owners Association 2026 Budget

Dues Summary

	2025	2026	% Change
Quarterly Operating Dues / Lot	\$ 1,486.35	\$ 1,432.51	-4%
Quarterly Silver Creek Road Dues / Lot	\$ 71.74	\$ 86.96	21%
Quarterly Reserve Dues / Lot	\$ 941.91	\$ 980.53	4%
Total	\$ 2,500.00	\$ 2,500.00	0%

Budget

	2025 BUDGET	12-month ACTUALS (10/01/24- 09/30/25)	VARIANCE	2026 BUDGET	NOTES
OPERATING INCOME					
Quarterly Fees					
Quarterly Dues	\$ 136,744	\$ 131,096	\$ (5,648)	\$ 131,791	
Silver Creek Road Dues	\$ 6,600	\$ 6,675	\$ 75	\$ 8,000	
Special Assessment	\$ -	\$ -	\$ -	\$ -	
Other Income					
16.5 Road Maintenance	\$ 2,800	\$ 2,800	\$ -	\$ 2,800	1/22 of total road maintenance capped at \$2,800
Architectural Review Fee	\$ -	\$ -	\$ -	\$ -	
Violation Fines	\$ -	\$ -	\$ -	\$ -	
Late Fees	\$ -	\$ 600	\$ 600	\$ -	
Interest	\$ -	\$ 71	\$ 71	\$ -	
Gate Remote Fee	\$ -	\$ (25)	\$ (25)	\$ -	
TOTAL OPERATING INCOME	\$ 146,144	\$ 141,217	\$ (4,927)	\$ 142,591	
OPERATING EXPENSES					
Maintenance					
Snow Removal	\$ 57,750	\$ 29,321	\$ (28,429)	\$ 56,250	Contract with Altitude + \$25K for salt
Silver Creek Road Contribution	\$ 6,600	\$ -	\$ (6,600)	\$ 8,000	Robert John is working on new agreement with SCSA3
Road Maintenance & Repair	\$ 30,000	\$ 37,480	\$ 7,480	\$ 30,000	Allotment
Guardrail Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	
Weed Remediation	\$ 1,050	\$ 1,068	\$ 18	\$ 1,075	Estimate
Entry Gate Maintenance & Repair	\$ 1,500	\$ 246	\$ (1,254)	\$ 1,500	Allotment
Entry Gate Electric	\$ 155	\$ 158	\$ 3	\$ 160	Estimate
Sign Repair, Maint., Replacement	\$ 500	\$ -	\$ (500)	\$ 500	Allotment
Dumpster Service	\$ 7,000	\$ 7,133	\$ 133	\$ 7,250	Estimate per rate increase
Professional Fees					
Model HOA - Contract	\$ 12,420	\$ 12,575	\$ 155	\$ 13,048	Based on contract
Model HOA - Extra	\$ -	\$ 470	\$ 470	\$ -	
Ricky Miller	\$ 9,000	\$ 10,500	\$ 1,500	\$ 9,000	Per contract
Legal	\$ 5,000	\$ 1,215	\$ (3,785)	\$ 5,000	Allotment
Tax Return Preparation	\$ 250	\$ 276	\$ 26	\$ 275	Estimate
Engineering	\$ 10,000	\$ -	\$ (10,000)	\$ 5,000	Allotment
Architectural Services	\$ -	\$ -	\$ -	\$ -	
Administrative					
Insurance	\$ 3,069	\$ 3,031	\$ (38)	\$ 3,183	Estimated 5% increase
Administrative	\$ 500	\$ 229	\$ (271)	\$ 500	Printing, postage, corporate renewal, meetings, gate remotes
Taxes	\$ 500	\$ 1,086	\$ 586	\$ 1,000	Estimate
Website/Software	\$ 850	\$ 839	\$ (11)	\$ 850	Estimate
Quickbooks Payments Fees	\$ -	\$ -	\$ -	\$ -	
TOTAL OPERATING EXPENSES	\$ 146,144	\$ 105,628	\$ (40,516)	\$ 142,591	
NET OPERATING SURPLUS / (DEFICIT)	\$ -	\$ 35,589	\$ 35,589	\$ -	
RESERVE INCOME					
Reserve Contribution / Dues	\$ 86,656	\$ 87,284	\$ 628	\$ 90,209	
Reinvestment Fees	\$ -	\$ -	\$ -	\$ -	
New Construction Road Fees	\$ -	\$ 4,494	\$ 4,494	\$ -	
New Construction Gate Fees	\$ -	\$ 500	\$ 500	\$ -	
Interest Income	\$ -	\$ 6,529	\$ 6,529	\$ -	
TOTAL RESERVE INCOME	\$ 86,656	\$ 98,807	\$ 12,151	\$ 90,209	
RESERVE EXPENSES					
Road Capital Expenses	\$ 100,000	\$ 35,692	\$ (64,308)	\$ 85,000	Assess projects for lower Red Hawk in the spring
Reserve Study	\$ -	\$ -	\$ -	\$ -	
TOTAL RESERVE EXPENSES	\$ 100,000	\$ 35,692	\$ (64,308)	\$ 85,000	
NET RESERVE SURPLUS / (DEFICIT)	\$ (13,344)	\$ 63,115	\$ 76,459	\$ 5,209	
TOTAL SURPLUS / (DEFICIT)	\$ (13,344)	\$ 98,704	\$ 112,048	\$ 5,209	