

Red Hawk Ranch Water Company 2026 Budget

Budget					
	12-month ACTUALS			2026	
	2025 Budget	10/01/24-09/30/25	VARIANCE	BUDGET	NOTES
OPERATING INCOME					
Quarterly Fees					
Water Base Usage	\$ 49,250	\$ 46,117	\$ (3,133)	\$ 49,118	
Water System Reserve	\$ -	\$ -	\$ -	\$ -	Moved this category to reserve income where it belongs
Water Standby	\$ -	\$ -	\$ -	\$ -	
Water Shares	\$ 7,040	\$ 7,044	\$ 4	\$ 7,400	
Water Overage	\$ 3,000	\$ 5,689	\$ 2,689	\$ 4,000	Estimated
Other Income					
Water Connection (used to be operative, moved to)	\$ -	\$ -	\$ -	\$ -	
Special Assessment	\$ -	\$ 73,500	\$ 73,500	\$ -	
Interest	\$ -	\$ 95	\$ 95	\$ -	Not budgeted
Late Fees	\$ -	\$ -	\$ -	\$ -	Not budgeted
Finance Charges	\$ -	\$ -	\$ -	\$ -	Not budgeted
Account Collection Fee	\$ -	\$ -	\$ -	\$ -	Not budgeted
TOTAL OPERATING INCOME	\$ 59,290	\$ 132,445	\$ 73,155	\$ 60,518	
OPERATING EXPENSES					
Professional Fees					
Water Operations & Maintenance (TCB)	\$ 15,000	\$ (13,015)	\$ (28,015)	\$ 15,000	\$500/month plus estimate for after hours and weekends.
Financial & Administrative (Model HOA)	\$ 12,420	\$ 12,745	\$ 325	\$ 13,048	Per Model HOA contract
Engineering	\$ 10,000	\$ -	\$ (10,000)	\$ 10,000	Estimated
Legal	\$ 500	\$ 280	\$ (220)	\$ 500	Estimated
Tax Return Preparation	\$ 400	\$ 420	\$ 20	\$ 420	Estimated
Administrative Expenses					
Insurance	\$ 3,500	\$ 3,419	\$ (81)	\$ 3,500	Kept same as last year's budget
Accounting Software	\$ 780	\$ 797	\$ 17	\$ 800	Estimate
Administrative (printing, mailing, licenses, supplies)	\$ 250	\$ 201	\$ (49)	\$ 250	Estimate
Other Expenses					
Water Shares	\$ 7,040	\$ 7,377	\$ 337	\$ 7,400	Increased per new share price
Health Department Water Testing	\$ 2,000	\$ -	\$ (2,000)	\$ 2,000	Estimate for Chris to sample and test water
Telephone/Cellular Service/Telemetry Support	\$ 3,200	\$ 3,385	\$ 185	\$ 3,400	Estimate per rate increase
Electricity for Wells and Pumps	\$ 4,200	\$ 3,437	\$ (763)	\$ 4,200	Estimate
Misc. Expenses	\$ -	\$ 7,000	\$ 7,000	\$ -	
TOTAL OPERATING EXPENSES	\$ 59,290	\$ 26,046	\$ (33,244)	\$ 60,518	
NET OPERATING SURPLUS / (DEFICIT)	\$ -	\$ 106,399	\$ 106,399	\$ -	
<i>Reserve Contribution</i>					
RESERVE INCOME					
Reserve Contribution			\$ -	\$ -	
Reserve Dues	\$ 84,048	\$ 87,333	\$ 3,285	\$ 83,826	
Water Connection	\$ 10,000	\$ -	\$ (10,000)	\$ -	5 Red Hawk Lane in 2025?
Reserve Account Interest	\$ -	\$ 4,617	\$ 4,617	\$ -	
TOTAL RESERVE INCOME	\$ 94,048	\$ 91,950	\$ (2,097)	\$ 83,826	
RESERVE EXPENSES					
Water System Capital Expenses	\$ 20,000	\$ (6,614)	\$ (26,614)	\$ 20,000	General allotment
TOTAL RESERVE EXPENSES	\$ 20,000	\$ (6,614)	\$ (26,614)	\$ 20,000	
NET RESERVE SURPLUS / (DEFICIT)	\$ 74,048	\$ 98,564	\$ 24,516	\$ 63,826	
NET TOTAL SURPLUS / (DEFICIT)	\$ 74,048	\$ 204,963	\$ 130,916	\$ 63,826	