

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BUDGET FOR FISCAL YEAR ENDING 6/30/2026

	Projected 71/24-6/30/25	APPROVED BUDGET FYE 6/30/2025	%	APPROVED BUDGET FYE 6/30/2026
<b>Income</b>				
Homeowners Fees	302,351	301,942	100%	317,390
Storage Fees	43,038	43,200	100%	43,200
ISD Support	90,540	86,172	105%	91,776
Other Income	3,473	3,786	92%	3,087
Interest	53,587	29,626	181%	50,400
<b>Total Income</b>	<b>492,989</b>	<b>464,726</b>	106%	<b>505,853</b>
<b>Operating Expenses</b>				
Advertising	-	-	0%	-
Meals & Entertainment	500	1,000	50%	1,000
Homeowner Claims	476	2,000	24%	2,000
Auto Expense (Repairs, Fuel)	9,709	12,355	79%	12,355
Employee Benefits	47,983	59,693	80%	58,540
Repairs, Maintenance and Shop	28,375	40,000	71%	40,000
Liability Insurance	27,523	25,424	108%	29,735
Miscellaneous	-	2,000	0%	500
Office	8,533	7,474	114%	9,800
Professional	58,230	65,000	90%	40,000
Salaries	162,555	156,313	104%	165,902
Tax and Licenses	31,683	29,085	109%	33,755
Telephone and Communications	2,820	2,963	95%	2,963
Trash Removal	624	800	78%	800
Utilities	5,535	7,247	76%	7,000
<b>Total Operating Expenses</b>	<b>384,546</b>	<b>411,354</b>	93%	<b>404,350</b>
<b>Excess Cash From Operations</b>	<b>108,443</b>	<b>53,372</b>	203%	<b>101,503</b>
<b>Capital Expenditures-Major Repairs &amp; Replacements</b>				
<b>Reserve Expenses-Dedicated</b>				
East Ditch Repair	9,528	21,000	45%	
Culverts - Repair			0%	11,500
Garage:Wood Siding - Repair/Repaint	-	5,550	0%	7,000
Ditches -Clean			0%	32,000
Paint Street Signs			0%	7,500
Mailbox Sheds Painting	10,784	9,300	116%	
Office Exterior Paint	3,900	4,850	80%	
Office Windows	982		0%	
Storage Gate			0%	
Playground Equipment Replace			0%	125,000
Playset Painting			0%	3,200
<b>Reserve Expenses-Other</b>			0%	
Trail Improvements			0%	6,000
Noxious Weed Control	18,869	12,000	157%	17,000
Computer			0%	1,500
Flat Creek Letter of Map Revision	9,441	5,000	189%	
Water tank survey work - Fence	9,271	9,360	99%	95,000
Adams Canyon - Trail Easement	12,273	8,000	153%	9,500
Traffic Calming				6,000
South Entry Electrial	3,850			35,000
<b>Total Capital Expenditures</b>	<b>78,898</b>	<b>75,060</b>	105%	<b>356,200</b>
<b>Net Cash Flow</b>	<b>29,545</b>	<b>(21,688)</b>	-136%	<b>(254,697)</b>
<b>Beginning Cash</b>	<b>1,518,739</b>	<b>1,518,739</b>		<b>1,548,284</b>
<b>Change In Accruals</b>				
<b>Prepaid Dues</b>				
<b>Ending Operating Cash</b>	<b>1,548,284</b>	<b>1,497,051</b>		<b>1,293,587</b>
<b>Reserve Expenses-Dedicated</b>	<b>(25,194)</b>	<b>(40,700)</b>		<b>(186,200)</b>
<b>Reserve Expenses-Other</b>	<b>(53,704)</b>	<b>(34,360)</b>		<b>(170,000)</b>
<b>Dedicated Reserve Contribution</b>	<b>50,000</b>	<b>50,000</b>		<b>60,250</b>
<b>Cummulative Reserve - Dedicated</b>	<b>640,263</b>	<b>624,757</b>		<b>514,313</b>
<b>Cummulative Reserve - Other</b>	<b>562,984</b>	<b>582,328</b>		<b>392,984</b>
<b>Savings</b>	<b>9,270</b>	<b>9,270</b>		<b>9,312</b>
<b>Operating Funds</b>	<b>335,767</b>	<b>280,696</b>		<b>376,978</b>