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

	Actual 7/1/2024-6/30/25	APPROVED BUDGET FYE 6/30/2025	%	APPROVED BUDGET FYE 6/30/2026
Income				
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
Total Income	**492,989**	**464,726**	106%	**505,853**
Operating Expenses				
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	36,136	29,085	124%	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
Total Operating Expenses	**388,999**	**411,354**	95%	**404,350**
Excess Cash From Operations	**103,990**	**53,372**	195%	**101,503**
Capital Expenditures-Major Repairs & Replacements				
Reserve Expenses-Dedicated				
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%	
Playground Equipment Replace			0%	125,000
Playset Painting			0%	3,200
Reserve Expenses-Other			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			0%	6,000
South Entry Electrical	3,850		0%	35,000
Total Capital Expenditures	**78,898**	**75,060**	105%	**356,200**
Net Cash Flow	**25,092**	**(21,688)**	-116%	**(254,697)**
Beginning Cash	**1,518,739**	**1,518,739**		**1,552,022**
Change In Accruals	(15,470)			
Prepaid Dues	23,661			
Ending Operating Cash	**1,552,022**	**1,497,051**		**1,297,325**
Reserve Expenses-Dedicated	**(25,194)**	**(40,700)**		**(186,200)**
Reserve Expenses-Other	**(53,704)**	**(34,360)**		**(170,000)**
Dedicated Reserve Contribution	**50,000**	**50,000**		**60,250**
Cummulative Reserve - Dedicated	**640,263**	**624,757**		**514,313**
Cummulative Reserve - Other	**562,984**	**582,328**		**392,984**
Savings	**9,271**	**9,270**		**9,312**
Operating Funds	**339,504**	**280,696**		**380,716**