Red Sky Ranch Association

2024 Budget, 2023 Forecast & 2024 Budget Itemized



Pubble P											
Part			2023		2023		2024	,	Variance		
Processing Processing Process											
Common Assessment				_			B				Makaa
Common Assessment \$227,500 \$227,500 \$20,000 \$0.000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.000000 \$0.000000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.00000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.000000 \$0.0000000000	5	в	uaget		orecast		Buaget	23 F	cst to 24 Bud	FCST	Notes
Transfer Assessment 10,000 22,010 100,000 120,100 55% Assume inventory is low for 2024 106,715 106,700 1,715 106,700 1,715 106,700 1,715 106,700 1,715 106,700 1,715 106,700 1,715 106,700 1,715 106,700 1,715 106,700 1,715											
DRF Res		\$		\$		\$		\$			
The control	Transfer Assessment		100,000						120,100	-55% As	ssume inventory is low for 2024
Chebr Fee	DRB Fees								1,715		
Total Revenue S 349,505 S 499,452 S 382,500 S 107,952 22%			2,000		26,137		40,000		(13,863)	53% In	terest on investment and money market accounts
Total Revenue \$349,500 \$490,452 \$382,500 \$107,952 \$22%	Late Fees		-		-		-		-	0%	
Commonweigner Commonweigne	Other Income		-		-		-				
Caste Operations (utilities and maintenance) (8,200) (7,702) (8,200) (4,986) (2,553) 3% (4,614) 5% (4,614) 5% (4,614) 5% (4,614) 5% (4,614) 6% (4,614)	Total Revenue	\$	349,500	\$	490,452	\$	382,500	\$	107,952	22%	
Caste Operations (utilities and maintenance) (8,200) (7,702) (8,200) (4,986) (2,553) 3% (4,614) 5% (4,614) 5% (4,614) 5% (4,614) 5% (4,614) 6% (4,614)											
Cachouse Operations (34,953) (30,034) (30,054) (32,656) (2,655) (2,655) (3,972) (3,075)	Operating Expense										
Ranch Manager Salany & Benefits (89,491) (88,169) (92,783) (4,614) 5% 6% 6% 6% 6% 6% 6% 6%	Gate Operations (utilities and maintenance)	\$	(8,200)	\$	(7,702)	\$	(8,200)		(498)	6%	
Ranch Manager Operating Costs (89,491) (88,169) (92,783) (4,614) 5% 6% 6% 6% 6% 6% 6% 6%	Gatehouse Operations		(84,953)		(90,034)		(92,686)		(2,653)	3%	
Ranch Manager Facility Expense	Ranch Manager Salary & Benefits		(89,491)		(88,169)		(92,783)		(4,614)	5%	
Ranch Manager Vehicle Costs (5,035) (3,972) (6,000) (2,028) 51% Ranch Manager Vehicle Depreciation (8,053) 100% VR vehicle used rather than hoa purchase of a new vehicle Entry Landscaping (10,000) (8,196) (10,000) (1,804) 22% (2,293) 2,26% (2,293) 2,29% (2,293)	Ranch Manager Operating Costs		(200)		(200)		(200)		(0)	0%	
Ranch Manager Vehicle Costs (5,035) (3,972) (6,000) (2,028) 51% Ranch Manager Vehicle Depreciation (8,053) 100% RV vehicle used rather than hoa purchase of a new vehicle Entry Landscaping (10,000) (8,196) (10,000) (1,804) 22% (2,293) 2,26% (2,293) 2,26% (2,293) 2,26% (2,293) 2,26% (2,293) 2,26% (2,293) 2,26% (2,293) 2,26% (2,293) 3,39% (2,293) 3,99% (2,293)	Ranch Manager Facility Expense		(60,770)		(67,526)		(65,179)		2,347	-3% In	crease in utilities and rent. 2023 included snow removal and boiler repairs
Ranch Manager Vehicle Depreciation (8,053) (8,195) (10,000) (1,1804) 22% (22% Roadway Landscaping (11,000) (8,196) (11,000) (1,2803) 29% (4,750) (3,420) (4,750) (4,750) (3,420) (4,750) (4,750) (3,420) (4,750) (4,750) (3,420) (4,750) (4,750) (3,420) (4,750) (4,750) (3,420) (4,750) (4,750) (3,300) 39% (4,750) (1,50											· · · · · · · · · · · · · · · · · · ·
Regression (10,000 (8,196					-		-		-		R vehicle used rather than hoa purchase of a new vehicle
Recreation Trail Maintenance					(8.196)		(10.000)		(1.804)		
Recreation Trail Maintenance											
Roadway Fence Maintenance											
Noxious Weed Spraying (12,000) (15,500) (15,500) - 0% (15,			(1,750)				(1,750)				ellyache Fence Staining completed every 3 years
Total Operating Expense			(12 000)				(15 500)				anjustic Ferrice Statisting completed every 5 years
Homeowner Functions									(978)		
Homeowner Marketing											
Legal											
Audit (10,000) (10,000) (500) 9,500 100% Audit done every other year. Tax returns prepared annually Management Fee (11,246) (41,465) (41,465) (40,807) 658 2-2% Accounting Fee (10,246) (10,244) (10,758) (514) 5% 10,000 1											
Management Fee (41,465) (41,465) (40,807) 658 2-96 Accounting Fee (10,246) (10,244) (10,758) (514) 5% Income Tax (300) - (5,000) (5,000) 100% DRB Expense (42,713) (35,112) (45,421) (10,309) 29% Open admin position during 2023 Total Operating Expense \$ (528,509) \$ (504,187) \$ (531,297) \$ (27,110) -5% Surplus/(Deficit) \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) 983% Operating Reserve Funding / (Withdrawal) \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) 983% Total Operating Reserve Funding / (Withdrawal) \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) 983% Operating Reserve Funding \$ (104,937) \$ (104,937) \$ (116,776) \$ (11,839) \$ (148,797) \$ (135,062) \$ (148,797) \$ (135,062) \$ (148,797) \$ (135,062) \$ (148,797) \$ (135,062) \$ (148,797) \$ (135,062) \$ (148,797) \$ (135,062) \$ (148,797) \$ (146,901) \$									-		udit dans even other year. Tay returns propared appually
Accounting Fee (10,246) (10,244) (10,758) (514) 5% Income Tax (300) - (5,000) (5,000) 100% DRB Expense (42,713) (35,112) (45,421) (10,309) 29% Open admin position during 2023 Total Operating Expense \$ (528,509) \$ (504,187) \$ (531,297) \$ (27,110) -5% Surplus/(Deficit) \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) 983% Operating Reserve Funding / (Withdrawal)											duit done every other year. Tax returns prepared annually
Income Tax (300) 100% (5,000) 100% 29% Open admin position during 2023											
Total Operating Expense (42,713) (35,112) (45,421) (10,309) 29% Open admin position during 2023					(10,244)						
Total Operating Expense \$ (528,509) \$ (504,187) \$ (531,297) \$ (27,110) -5%					(25 112)						adusia masikian duning 2022
Surplus/(Deficit) \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) 983% Operating Reserve Funding / Operating Reserve Funding Total \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) 983% Total \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) 983% Operating Reserve Funding Reserve Fund Beginning Balance \$ 1,373,007 \$ 1,438,437 \$ 1,319,765 \$ (118,672) Surplus/(deficit) (283,946) (118,672) (265,573) (146,901) Ending Balance \$ 1,089,061 \$ 1,319,765 \$ 1,054,192 \$ (265,573) Improvements & Replacement Reserve Beginning Balance \$ 1,8450 \$ 19,811 \$ 43,940	DRB Expense		(42,/13)		(35,112)		(45,421)		(10,309)	29% U	pen admin position during 2023
Surplus/(Deficit) \$\frac{1}{3}(179,009)\$ \$\frac{1}{3}(13735)\$ \$\frac{1}{4}(148,797)\$ \$\frac{1}{3}(135,062)\$ 983% Operating Reserve Funding / (Withdrawal) \$\frac{1}{3}(179,009)\$ \$\frac{1}{3}(13,735)\$ \$\frac{1}{4}(148,797)\$ \$\frac{1}{3}(135,062)\$ \$\frac{1}{3}(148,797)\$ \$\frac{1}{3}(135,062)\$ \$\frac{1}{3}(148,797)\$ \$\frac{1}{3}(146,776)\$ \$\frac{1}{3}(116,776)\$ \$\frac{1}{3}(116,776)\$ \$\frac{1}{3}(116,937)\$ \$\frac{1}{3}(146,901)\$ \$\frac{1}{3}(283,946)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(265,573)\$ \$\frac{1}{3}(146,901)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(146,901)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(146,901)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(146,901)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(18,672)\$ \$\frac{1}{3}(146,901)\$ \$\frac{1}{3}(146,901)	Total Operating Expense	\$	(528,509)	\$	(504,187)	\$	(531,297)	\$	(27,110)	-5%	
Operating Reserve Funding / (Withdrawal) \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) \$ (118,399) \$ (104,937) \$ (104,937) \$ (104,937) \$ (116,776) \$ (11,839) \$ (146,901) \$ (283,946) \$ (118,672) \$ (265,573) \$ (146,901) \$ (118,672) \$ (265,573) \$ (146,901) \$ (283,946) \$ (118,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (17,089,061) \$ (17,08			<u> </u>			•	, ,		, , ,		
Operating Reserve Funding / (Withdrawal) \$ (179,009) \$ (13,735) \$ (148,797) \$ (135,062) \$ (118,399) \$ (104,937) \$ (104,937) \$ (104,937) \$ (116,776) \$ (11,839) \$ (146,901) \$ (283,946) \$ (118,672) \$ (265,573) \$ (146,901) \$ (118,672) \$ (265,573) \$ (146,901) \$ (283,946) \$ (118,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (18,672) \$ (265,573) \$ (146,901) \$ (17,089,061) \$ (17,08	Surplus/(Deficit)	4	(170 000)	-	(13 735)	¢	(148 707)	4	(135.062)	083%	
Improvement & Replacement Reserve Funding Total \$ (104,937) \$ (104,937) \$ (116,776) \$ (11,839) Operating Reserve Fund Beginning Balance Surplus/(deficit) \$ 1,373,007 \$ 1,438,437 \$ 1,319,765 \$ (118,672) Surplus/(deficit) (283,946) (118,672) (265,573) (146,901) Ending Balance \$ 1,089,061 \$ 1,319,765 \$ 1,054,192 \$ (265,573) Improvements & Replacement Reserve Beginning Balance \$ 18,450 \$ 19,811 \$ 43,940	Surplus/ (Deficit)		(173,003)	<u> </u>	(15,755)	Ψ	(140,737)	Ψ	(133,002)		
Improvement & Replacement Reserve Funding Total \$ (104,937) \$ (104,937) \$ (116,776) \$ (11,839) Operating Reserve Fund Beginning Balance Surplus/(deficit) \$ 1,373,007 \$ 1,438,437 \$ 1,319,765 \$ (118,672) Surplus/(deficit) (283,946) (118,672) (265,573) (146,901) Ending Balance \$ 1,089,061 \$ 1,319,765 \$ 1,054,192 \$ (265,573) Improvements & Replacement Reserve Beginning Balance \$ 18,450 \$ 19,811 \$ 43,940	Operating Peconyo Funding / (Withdrawal)	ė	(170 000)	d	(12 725)	d	(1/19 707)	d	(135.063)		
Total											
Operating Reserve Fund Beginning Balance \$ 1,373,007 \$ 1,438,437 \$ 1,319,765 \$ (118,672) Surplus/(deficit) (283,946) (118,672) (265,573) (146,901) Ending Balance \$ 1,089,061 \$ 1,319,765 \$ 1,054,192 \$ (265,573) Improvements & Replacement Reserve Beginning Balance \$ 18,450 \$ 19,811 \$ 43,940										_	
Beginning Balance Surplus/(deficit) \$ 1,373,007 (283,946) \$ 1,438,437 (18,672) (265,573) \$ (118,672) (146,901) Ending Balance \$ 1,089,061 \$ 1,319,765 (19,574) \$ (265,573) 2023 2023 2024 Budget Forecast Budget Beginning Balance \$ 18,450 \$ 19,811 \$ 43,940	local	<u> </u>	(203,370)	P	(110,072)	φ_	(203,373)	.	(140,501)	-	
Beginning Balance Surplus/(deficit) \$ 1,373,007 (283,946) \$ 1,438,437 (18,672) (265,573) \$ (118,672) (146,901) Ending Balance \$ 1,089,061 \$ 1,319,765 (19,574) \$ (265,573) 2023 2023 2024 Budget Forecast Budget Beginning Balance \$ 18,450 \$ 19,811 \$ 43,940	Onesetine Berner Fred										
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Timprovements & Replacement Reserve Standard Stan				\$		\$		\$			
2023 2024 Budget Forecast Budget B								_			
Improvements & Replacement ReserveBudgetForecastBudgetBeginning Balance\$ 18,450\$ 19,811\$ 43,940	Ending Balance	\$ 1,0	089,061	<u> </u>	1,319,765	\$ 1	1,054,192	_\$_	(265,573)		
Improvements & Replacement ReserveBudgetForecastBudgetBeginning Balance\$ 18,450\$ 19,811\$ 43,940											
Improvements & Replacement ReserveBudgetForecastBudgetBeginning Balance\$ 18,450\$ 19,811\$ 43,940			2023		2023		2024				
Improvements & Replacement Reserve Beginning Balance \$ 18,450 \$ 19,811 \$ 43,940				-							
Beginning Balance \$ 18,450 \$ 19,811 \$ 43,940	Improvements & Replacement Reserve		900		J. Joust		- augut	-			
		\$	18.450	\$	19.811	\$	43.940				
	Funding/(Draw)	4	104,937	4	104,937	Ψ	116,776				

	Budget		Forecast		Budget	
Improvements & Replacement Reserve		_				_
Beginning Balance	\$	18,450	\$	19,811	\$	43,940
Funding/(Draw)		104,937		104,937		116,776
Expenditures		-				
Landscape Improvements		(6,365)		(6,365)		(6,550)
Trail Improvements		(2,650)		(2,650)		(2,750)
Fence Improvements		(2,700)		-		(2,700)
Trail Trees		(12,000)		(12,000)		(12,000)
ATV Tires / Maint		(1,500)		(1,295)		(1,500)
Lark Sparrow Gates		(6,000)		(5,868)		
Red Sky Ranch Road Gate						(6,000)
Holiday Lights						(1,000)
Laptop		(1,200)		(1,280)		
Gate Software & Touchscreens				(1,350)		
Wildfire Mitigation		(50,000)		(50,000)		(20,000)
Improvement Expenditures Total	\$	(82,415)	\$	(80,808)	\$	(52,500)
		-				
Ending Balance	\$	40,972	_\$_	43,940	\$	108,216