South Fork Ranches Master Homeowners Association
2024 Annual Budget

Revenue		
40000 · Annual Assessments	$256,850	
40100 · Late Fee & Finance Charges	$2,500	
40200 · New Construction Road Fee	$7,500	
40220 – Inspection, New Construction	$3,500	
40300 · Electricity- River Greens Gates	$1,140	
40310 · Mowing-ACM	$3,990	
40320 · Mowing-CS	$1,330	
40330 · Mowing-RG	$2,530	
40340 · Legal & Collection Costs	$2,400	
40500 · Transfer to Reserve Fund	$125,000	
70000 · Interest Income	$1,000	
Net Revenue after Reserve Fund Transfer		**$157,740**

Expense			
62000 · Administrative Expenses			**Mo. Cost/Unit**
62005 · Audit/Tax Return Prep	$2,800		$0.50
62009 · Bank Fees	$60		$0.01
62015 · Management Services	$45,000		$8.03
62020 · Professional Services	$500		$0.09
62025 · Computer Software and Support	$250		$0.04
62030 · Insurance Expense	$17,400		$3.10
62035 · Legal - Entitlement	$150		$0.03
62040 · Legal Fees-General	$1,800		$0.32
62045 · Legal Fees-Collections	$3,000		$0.54
62060 · Office Rent	$3,300		$0.59
62065 · Office Supplies	$600		$0.11
62070 · Office Utilities	$1,620		$0.29
62075 · Postage and Delivery	$200		$0.04
62077 · Special Projects Fund	$21,015		$3.75
62080 · Website Fees	$100		$0.02
Total 62000 · Administrative Expenses		**$97,795**	$17.76
63700 · Ground Maintenance			
63703 · Electricity-River Greens Gates	$1,140		$0.20
63705 · Landscape Subsidy - Riverbend	$425		$0.08
63710 · Landscape Subsidy-River Club	$2,658		$0.47
63715 · Maint-Alder Creek Path/Stream	$8,000		$1.43
63720 · Maint-Cameras	$500		$0.09
63725 · Maint-Equipment	$5,000		$0.89
63735 · Maint-Grounds/Common Area	$7,000		$1.25
63740 · Maint.-River Greens Gate	$500		$0.09
63745 · Maint-Signs/Flags	$600		$0.11
63755 · Mowing-Alder Creek	$3,990		$0.71

63760 · Mowing-Cliffside	$1,330		$0.24
63765 · Mowing--River Greens	$2,530		$0.45
63770 · Rent-Equipment Storage	$3,180		$0.57
63775 · SL & RG Railroad Agreement Fee	$700		$0.12
63780 · Snow Removal	$12,150		$2.17
63785 · Weed Control	$7,000		$1.25
63795 · Operating Contingency	$2,439		$0.44
Total 63700 · Ground Maintenance		**$59,142**	$10.74
62010 Taxes			
Total 62010 Taxes	$803		$0.14
Total 62010 Taxes		**$803**	$0.15
Total Expense		**$157,740**	$28.15
Revenue Less Expenses		**$0**	

Brief Budget Discussion

South Fork Ranches Master Homeowners Association is responsible for a variety of services and maintenance / replacements needed within the Association. The budgets for the association consist of two major components: Operating and Reserve. As shown above, the 2024 Annual Assessment amount remains at $550 per unit.

The Operating budget funds the expected/actual expenses during any given 12-month budget period (calendar year). The Reserve budget funds projected/actual expenses beyond one year and includes the replacement of major expense items such as the Common Area asphalt road surfaces.

The table above shows how your assessment payment will be used to fund the association's 2024 expenses. In addition to showing a breakdown by line item, the last column to the right shows the amount spent per unit for each respective budget line item. $17.76 per month, per unit is used for Administrative Expenses. $10.74 per unit, per month is used for Ground Maintenance and $0.14 per month per unit, per unit is used for taxes.

Associations which do not plan ahead for these major long-term expenses are forced to resort to paying for these expenses by charging a special assessment to the owners. It isn't unusual for special assessments to run into thousands of dollars per unit. The South Fork Ranches Master Homeowners Association board of directors recognizes that special assessments are inherently unfair, and unpopular with all owners. The board is very focused on maintaining sufficient reserve funds so that when it is necessary to incur these future major expenses, they can be entirely funded from the Reserve Funds rather than requiring a special assessment.

The South Fork Ranches Master Homeowners Association has a substantial reserve fund; however, the association also has eleven miles of paved roads as well as several pieces of equipment utilized by the Association to maintain the Common Areas thus it is critically important that South Fork Ranches Master Homeowners Association continues to set aside funds for these future reserve fund expenses. $125,000 of the projected 2024 assessment revenue (the same as in 2021, 2022 and 2023) is being deposited in the reserve fund.

As of June 30, 2023, South Fork Ranches Master Homeowners Association had $674,708 in their reserve fund. $674,708 may sound like a lot of money, but when you project the cost of replacing these major reserve fund items, it won't go far, thus the board decided to continue a $125,000 contribution to the reserve fund.