



Approved Operating
Budget

Reserve Funding Plan

Assessment Adjustments

for Fiscal Year 2022



The Process

Ranch Association 2022 Budget Preparation Timeline



Date	Responsible Parties	Description
Tuesday, June 15, 2021	Executive Director	General Direction to Budget Planners
Tuesday, July 6, 2021	Director of Finance	Budget Worksheets sent to Directors/Managers
Friday, July 23, 2021	Managers /Department Heads	2021 Year End Forecasts Due
Friday, August 13, 2021	Managers /Department Heads	2022 Operating Budgets Due
Friday, August 20, 2021	Board - Special Session	General Direction
Friday, August 27, 2021	Managers /Department Heads	2021 Reserve Forecasts/2022 Reserve Budgets Due
Tuesday, September 7, 2021	Director of Finance	2022 Budget Worksheets Complete
Monday, September 13, 2021	Budget and Finance Committee	General Overview/Key Assumptions
Thursday, September 16, 2021	ED and Director of Finance	Review significant Y/Y changes and key focus areas: Insurance Package Review Payroll Increases/Changes Security Increases/Changes
Monday, October 4, 2021	Budget and Finance Committee	2022 Draft Budget and Reserve Plan
Wednesday, October 6, 2021	ED and Director of Finance	Final Budget Adjustments
Monday, October 11, 2021	Board of Directors - Public Budget Meeting	Final Draft Budget and Reserve Plan
Monday, November 1, 2021	Board of Directors Meeting	Formal Approval Consideration
By November 30, 2021	Staff	Membership Communication

Historical Assessment Snapshot



Historical Assessments Ranch Consolidated

	<u>2022</u>	<u>2021</u>	<u>Change \$</u>	<u>Change %</u>
Operating Assessment	\$6,591,471	\$6,283,217	\$308,254	4.9%
Reserve Assessment	1,894,000	1,725,780	168,220	9.7%
Equity Adjustments	<u>(7,628)</u>	<u>(43,908)</u>	<u>36,280</u>	<u>-82.6%</u>
Total Assessment	<u><u>\$8,477,843</u></u>	<u><u>\$7,965,089</u></u>	<u><u>\$512,754</u></u>	<u><u>6.4%</u></u>
	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Operating Assessment	\$5,906,150	\$5,737,620	\$5,596,273	\$5,515,170
Reserve Assessment	1,524,204	1,426,116	1,309,620	1,221,816
Equity Adjustments	<u>(33,480)</u>	<u>0</u>	<u>(18,000)</u>	<u>(1,257)</u>
Total Assessment	<u><u>\$7,396,874</u></u>	<u><u>\$7,163,736</u></u>	<u><u>\$6,887,893</u></u>	<u><u>\$6,735,729</u></u>

The Bottom Line



Expense Notables

- Staff costs increased by 4.8% over current year budget, to account for raises and benefit premium increases. This includes both in-house employees and temporary labor expenses. *Employee costs remain static at 32% of total budget.*
- Management fee expense (net) increased \$11k Y/Y. One FTE that was 50% charged to Covenant Commission in 2021 was moved to Council and reimbursement for landscape services to Council increased.
- A contribution to the Capital Fund is projected at \$25k, the same amount as the current year.
- Utilities reflect a 4-6% rate increase passed on by providers.
- Telephone expense is estimated to decrease 31% due to a comprehensive analysis of service and onboarding a new provider.
- Estimating 10% increase in GL/Prop insurance premiums at 1/01/2022 renewal.
- Contract service and supply costs are increasing between 6-20%.
- An RFP process is underway to renew the Ranch Association three-year security contract, expiring on 1/01/2022. An estimated increase in contract cost is budgeted at 14% over current rates, due to rising costs and wages in the current employment environment.

Revenue Notables

- Assessments increasing 6% over current year.
- Other revenue (fees) up \$32k or 5% over current year budget.

The Bottom Line

- Total Expense increase is 5% over 2021 budget. Reserve contributions (up by \$143k in 2022) represent 30% of the total expense increase.
- Aggregate Assessment increase is 6.4% over current year budget.
- Bottom line reflects a (\$7,628) loss due to the use of operating equity to offset increases for Estates and Sterling neighborhoods.

Operating Cost Centers

(listed in order of budget \$)



- Security
 - Landscape
 - Maintenance
 - Administrative
 - Utilities
 - Community Standards
- Fleet
 - Insurance
 - IT/MIS
 - Human Resources
 - Communications & Community Relations
 - Taxes/Interest



2022 Consolidated Operating Budget

2879 Units				
	<u>2022</u>	<u>2021</u>	<u>\$ Variance</u>	<u>% Variance</u>
ASSESSMENT	\$ 8,477,843	\$ 7,965,089	\$ 512,754	6.44%
TOTAL REVENUE	<u>9,142,967</u>	<u>8,635,283</u>	<u>507,684</u>	<u>5.88%</u>
EXPENSES				
SECURITY	\$ 2,222,036	\$ 2,015,000	\$ 207,036	10.27%
LANDSCAPE	1,797,227	1,703,589	93,638	5.50%
FACILITIES	886,607	847,507	39,100	4.61%
ADMINISTRATION	741,374	838,034	(96,660)	-11.53%
UTILITIES	589,797	547,202	42,595	7.78%
COMMUNITY STANDARDS	393,088	367,681	25,407	6.91%
FLEET	207,460	198,348	9,112	4.59%
INSURANCE	202,356	192,624	9,732	5.05%
IT/MIS	161,608	165,157	(3,549)	-2.15%
HUMAN RESOURCES	37,500	37,500	-	0.00%
COMM REL/COMMUNICATIONS	16,456	14,220	2,236	15.72%
TAXES	1,085	1,550	(465)	-30.00%
TOTAL OPERATING EXPENSES	<u>\$ 7,256,594</u>	<u>\$ 6,928,412</u>	<u>\$ 328,182</u>	<u>4.74%</u>
RESERVE CONTRIBUTION	1,869,000	1,725,780	143,220	8.30%
CAPITAL CONTRIBUTION	<u>25,000</u>	<u>25,000</u>	<u>-</u>	<u>N/A</u>
TOTAL EXPENSES	\$ 9,150,594	\$ 8,679,192	\$ 471,402	5.43%
NET REVENUE (LOSS)	<u>\$ (7,627)</u>	<u>\$ (43,909)</u>	<u>\$ 36,282</u>	



The Sixteen (16) Neighborhoods & DC Ranch Master Association

Proposed Assessments

2021/2022 Assessment Comparison



	2021 Assessments		
	Neighborhood	Master	Total
Ranch Master	\$ -	\$ 96.10	\$ 96.10
Desert Haciendas	140.60	96.10	236.70
Terrace West	100.65	96.10	196.75
Park & Manor	100.10	96.10	196.20
Country Club	148.85	96.10	244.95
Estates	72.05	96.10	168.15
Terrace East	112.75	96.10	208.85
Rosewood	135.60	96.10	231.70
Camelot	97.65	96.10	193.75
Haciendas	83.60	96.10	179.70
Market St Villas	435.05	96.10	531.15
Montelana	142.25	96.10	238.35
Windgate	221.05	96.10	317.15
Arcadia	316.20	96.10	412.30
Horseshoe	153.75	96.10	249.85
Sterling	278.85	96.10	374.95
Pioneer	73.40	96.10	169.50

2022 Assessments				
Reserve	Operating	Neighborhood	Master	Total
\$ 5.00	\$ 98.45	\$ -	\$ 103.45	\$ 103.45
65.00	89.05	154.05	103.45	257.50
46.40	68.45	114.85	103.45	218.30
46.05	56.85	102.90	103.45	206.35
44.45	104.05	148.50	103.45	251.95
25.75	47.20	72.95	103.45	176.40
45.05	73.20	118.25	103.45	221.70
66.00	75.15	141.15	103.45	244.60
45.00	60.55	105.55	103.45	209.00
28.00	70.25	98.25	103.45	201.70
235.00	230.20	465.20	103.45	568.65
45.50	104.35	149.85	103.45	253.30
75.85	160.60	236.45	103.45	339.90
107.00	248.40	355.40	103.45	458.85
41.85	117.50	159.35	103.45	262.80
32.50	261.20	293.70	103.45	397.15
35.00	41.40	76.40	103.45	179.85

2022 Assessment Analysis



<u>Neighborhood</u>	<u>Total Assessment</u>	<u>\$ Change</u>	<u>% Change</u>	<u>\$ Change in Reserves</u>	<u>% Change in Reserves</u>	<u>\$ Change in Operating</u>	<u>% Change in Operating</u>
Ranch Master	\$ 103.45	\$ 7.35	7.65%	\$ 1.00	25.00%	\$ 6.35	6.89%
Desert Haciendas	257.50	20.80	8.79%	5.00	8.33%	8.45	10.48%
Terrace West	218.30	21.55	10.95%	5.00	12.08%	9.25	15.61%
Park & Manor	206.35	10.15	5.17%	3.00	6.97%	(0.20)	-0.35%
Country Club	251.95	7.00	2.86%	-	0.00%	(0.35)	-0.34%
Estates	176.40	8.25	4.91%	4.00	18.39%	(3.10)	-6.16%
Terrace East	221.70	12.85	6.15%	2.00	4.65%	3.50	5.02%
Rosewood	244.60	12.90	5.57%	2.00	3.13%	3.55	4.96%
Camelot	209.00	15.25	7.87%	2.00	4.65%	5.90	10.80%
Haciendas	201.70	22.00	12.24%	5.00	21.75%	9.65	15.92%
Market St Villas	568.65	37.50	7.06%	10.00	4.44%	20.15	9.59%
Montelana	253.30	14.95	6.27%	1.00	2.25%	6.60	6.75%
Windgate	339.90	22.75	7.17%	6.00	8.59%	9.40	6.22%
Arcadia	458.85	46.55	11.29%	20.00	22.99%	19.20	8.38%
Horseshoe	262.80	12.95	5.18%	-	0.00%	5.60	5.00%
Sterling	397.15	22.20	5.92%	1.00	3.17%	13.85	5.60%
Pioneer	179.85	10.35	6.11%	5.00	16.67%	(2.00)	-4.61%

The Sixteen (16) Neighborhoods & Ranch Master Association in Detail

Ranch Master Association



2879 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 103.45	\$ 96.10	\$ 7.35	7.1%
REVENUE	4,182,650	3,917,640	265,010	6.3%
EXPENSES				
SECURITY	1,027,076	821,436	205,640	20.0%
LANDSCAPE	772,958	771,740	1,218	0.2%
ADMINISTRATION	721,874	823,034	(101,160)	-14.0%
FACILITIES	512,001	469,462	42,539	8.3%
COMMUNITY STANDARDS	393,088	367,681	25,407	6.5%
FLEET	207,460	198,348	9,112	4.4%
INSURANCE	120,096	93,924	26,172	21.8%
IT/MIS	105,720	95,035	10,685	10.1%
UTILITIES	69,596	64,310	5,286	7.6%
HUMAN RESOURCES	37,500	37,500	-	0.0%
COMM REL/COMMUNICATIONS	16,456	14,220	2,236	13.6%
TAXES	<u>1,085</u>	<u>1,550</u>	<u>(465)</u>	<u>-42.9%</u>
TOTAL OPERATING EXPENSES	3,984,910	3,758,240	226,670	5.7%
RESERVE CONTRIBUTION	172,740	134,400	38,340	22.2%
CAPITAL CONTRIBUTION	<u>25,000</u>	<u>25,000</u>	<u>-</u>	<u>0.0%</u>
TOTAL EXPENSES	<u>4,182,650</u>	<u>3,917,640</u>	<u>265,010</u>	<u>6.3%</u>
NET REVENUE (LOSS)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>
<u>2022 RANCH ASSOCIATION MONTHLY ASSESSMENT</u>				
2022 Ranch Association Assessment	\$ 103.45			
2021 Ranch Association Assessment	<u>96.10</u>			
Change in Assessment	\$ 7.35			

1.11 Desert Haciendas

87 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 154.05	\$ 140.60	\$ 13.45	9.6%
REVENUE	\$ 163,451	\$ 152,842	\$ 10,609	6.9%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,900	(840)	-21.5%
<i>LANDSCAPE</i>	48,293	41,807	6,486	15.5%
<i>FACILITIES</i>	14,509	15,477	(968)	-6.3%
<i>UTILITIES</i>	20,889	19,490	1,399	7.2%
<i>SECURITY</i>	8,840	9,528	(688)	-7.2%
TOTAL OPERATING EXPENSES	<u>95,591</u>	<u>90,202</u>	<u>5,389</u>	<u>6.0%</u>
<i>RESERVE CONTRIBUTION</i>	<u>67,860</u>	<u>62,640</u>	<u>5,220</u>	<u>8.3%</u>
TOTAL EXPENSES	<u>163,451</u>	<u>152,842</u>	<u>10,609</u>	<u>6.9%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 154.05	\$ 13.45	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 309.50			

1.13 Terrace Homes West

74 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 114.85	\$ 100.65	\$ 14.20	14.1%
REVENUE	\$ 103,828	\$ 93,570	\$ 10,258	11.0%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,336	(276)	-8.3%
<i>LANDSCAPE</i>	27,686	22,379	5,307	23.7%
<i>FACILITIES</i>	11,180	10,537	643	6.1%
<i>UTILITIES</i>	11,890	11,070	820	7.4%
<i>SECURITY</i>	8,816	9,528	(712)	-7.5%
TOTAL OPERATING EXPENSES	<u>62,632</u>	<u>56,850</u>	<u>5,782</u>	<u>10.2%</u>
<i>RESERVE CONTRIBUTION</i>	41,196	36,720	4,476	12.2%
TOTAL EXPENSES	<u>103,828</u>	<u>93,570</u>	<u>10,258</u>	<u>11.0%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 114.85	\$ 14.20	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 270.30			

1.17 Park & Manor

165 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 102.90	\$ 100.10	\$ 2.80	2.8%
REVENUE	\$ 207,230	\$ 206,180	\$ 1,050	0.5%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,336	(276)	-8.3%
<i>LANDSCAPE</i>	59,438	67,855	(8,417)	-12.4%
<i>FACILITIES</i>	20,083	17,591	2,492	14.2%
<i>UTILITIES</i>	24,633	22,694	1,939	8.5%
<i>SECURITY</i>	8,840	9,528	(688)	-7.2%
TOTAL OPERATING EXPENSES	<u>116,054</u>	<u>121,004</u>	<u>(4,950)</u>	<u>-4.1%</u>
<i>RESERVE CONTRIBUTION</i>	91,176	85,176	6,000	7.0%
TOTAL EXPENSES	<u>207,230</u>	<u>206,180</u>	<u>1,050</u>	<u>0.5%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 102.90	\$ 2.80	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 258.35			

Country Club				
568 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 148.50	\$ 148.85	\$ (0.35)	-0.2%
REVENUE	\$ 1,029,579	\$ 1,032,266	\$ (2,687)	-0.3%
EXPENSES				
ADMINISTRATION	8,848	15,198	(6,350)	-41.8%
LANDSCAPE	138,761	137,419	1,342	1.0%
FACILITIES	56,646	60,923	(4,277)	-7.0%
UTILITIES	85,604	81,002	4,602	5.7%
SECURITY	435,352	433,056	2,296	0.5%
FLOOD INSURANCE	1,392	1,848	(456)	-24.7%
TOTAL OPERATING EXPENSES	726,603	729,446	(2,843)	-0.4%
RESERVE CONTRIBUTION	302,976	302,820	156	0.1%
TOTAL EXPENSES	1,029,579	1,032,266	(2,687)	-0.3%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 148.50	\$ (0.35)	<i>decrease</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	103.45	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 303.95			



1.18 The Estates

111 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 72.95	\$ 72.05	\$ 0.90	1.2%
REVENUE	\$ 105,753	\$ 100,420	\$ 5,333	5.3%
LESS: EQUITY ADJUSTMENT	(6,633)	-	(6,633)	0.0%
TOTAL REVENUE	\$ 99,120	\$ 100,420	\$ (1,300)	-1.3%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,300	(240)	-7.3%
<i>LANDSCAPE</i>	30,667	31,858	(1,191)	-3.7%
<i>FACILITIES</i>	16,853	15,505	1,348	8.7%
<i>UTILITIES</i>	12,037	11,285	752	6.7%
<i>SECURITY</i>	8,840	9,528	(688)	-7.2%
TOTAL OPERATING EXPENSES	71,457	71,476	(19)	0.0%
<i>RESERVE CONTRIBUTION</i>	34,296	28,944	5,352	18.5%
TOTAL EXPENSES	105,753	100,420	5,333	5.3%
NET REVENUE (LOSS)	<u>\$ (6,633)</u>	<u>\$ 0</u>	<u>\$ (6,633)</u>	<u>0.0%</u>
2022 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 72.95	\$ 0.90	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	103.45	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 228.40			

1.14 Terrace Homes East

77 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 118.25	\$ 112.75	\$ 5.50	4.9%
REVENUE	\$ 111,379	\$ 109,108	\$ 2,271	2.1%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,876	(816)	-21.1%
<i>LANDSCAPE</i>	29,444	29,342	102	0.3%
<i>FACILITIES</i>	13,202	11,741	1,461	12.4%
<i>UTILITIES</i>	15,205	14,841	364	2.5%
<i>SECURITY</i>	8,840	9,528	(688)	-7.2%
TOTAL OPERATING EXPENSES	<u>69,751</u>	<u>69,328</u>	<u>423</u>	<u>0.6%</u>
<i>RESERVE CONTRIBUTION</i>	<u>41,628</u>	<u>39,780</u>	<u>1,848</u>	<u>4.6%</u>
TOTAL EXPENSES	<u>111,379</u>	<u>109,108</u>	<u>2,271</u>	<u>2.1%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 118.25	\$ 5.50	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 273.70			

2.15 Rosewood

34 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 141.15	\$ 135.60	\$ 5.55	4.1%
REVENUE	\$ 57,581	\$ 55,326	\$ 2,255	4.1%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,876	(816)	-21.1%
<i>LANDSCAPE</i>	10,585	6,875	3,710	54.0%
<i>FACILITIES</i>	3,925	4,882	(957)	-19.6%
<i>UTILITIES</i>	4,243	4,053	190	4.7%
<i>SECURITY</i>	8,840	9,528	(688)	-7.2%
TOTAL OPERATING EXPENSES	<u>30,653</u>	<u>29,214</u>	<u>1,439</u>	<u>4.9%</u>
<i>RESERVE CONTRIBUTION</i>	<u>26,928</u>	<u>26,112</u>	<u>816</u>	<u>3.1%</u>
TOTAL EXPENSES	<u>57,581</u>	<u>55,326</u>	<u>2,255</u>	<u>4.1%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 141.15	\$ 5.55	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 296.60			

2.13-2.14 Camelot

166 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 105.55	\$ 97.65	\$ 7.90	8.1%
REVENUE	\$ 210,210	\$ 194,544	\$ 15,666	8.1%
EXPENSES				
<i>ADMINISTRATION</i>	9,000	9,360	(360)	-3.8%
<i>LANDSCAPE</i>	41,982	32,911	9,071	27.6%
<i>FACILITIES</i>	9,372	8,882	490	5.5%
<i>UTILITIES</i>	33,636	29,151	4,485	15.4%
<i>SECURITY</i>	26,580	28,584	(2,004)	-7.0%
TOTAL OPERATING EXPENSES	<u>120,570</u>	<u>108,888</u>	<u>11,682</u>	<u>10.7%</u>
<i>RESERVE CONTRIBUTION</i>	89,640	85,656	3,984	4.7%
TOTAL EXPENSES	<u>210,210</u>	<u>194,544</u>	<u>15,666</u>	<u>8.1%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 105.55	\$ 7.90	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 261.00			



2.17 Haciendas

89 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 98.25	\$ 83.60	\$ 14.65	17.5%
REVENUE	\$ 104,938	\$ 98,879	\$ 6,059	6.1%
LESS: EQUITY ADJUSTMENT	-	(9,612)	9,612	0.0%
TOTAL REVENUE	\$ 104,938	\$ 89,267	\$ 15,671	17.6%
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,276	(216)	-6.6%
<i>LANDSCAPE</i>	33,602	32,292	1,310	4.1%
<i>FACILITIES</i>	10,560	10,709	(149)	-1.4%
<i>UTILITIES</i>	18,972	18,534	438	2.4%
<i>SECURITY</i>	8,840	9,528	(688)	-7.2%
TOTAL OPERATING EXPENSES	75,034	74,339	695	0.9%
<i>RESERVE CONTRIBUTION</i>	29,904	24,540	5,364	21.9%
TOTAL EXPENSES	104,938	98,879	6,059	6.1%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ (9,612)</u>	<u>\$ 9,612</u>	<u>0.0%</u>
2022 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 98.25	\$ 14.65	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	103.45	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 253.70			

2.3 Market Street Villas



	90 Units			
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 465.20	\$ 435.05	\$ 30.15	6.9%
REVENUE	\$ 502,394	\$ 497,041	\$ 5,353	1.1%
LESS: EQUITY ADJUSTMENT	-	(27,173)	27,173	0.0%
TOTAL REVENUE	<u>\$ 502,394</u>	<u>\$ 469,868</u>	<u>\$ 32,526</u>	<u>6.9%</u>
EXPENSES				
ADMINISTRATION	3,060	3,960	(900)	-22.7%
LANDSCAPE	108,176	92,959	15,217	16.4%
FACILITIES	16,656	23,528	(6,872)	-29.2%
UTILITIES	33,082	29,986	3,096	10.3%
SECURITY	8,840	9,528	(688)	-7.2%
INSURANCE	78,780	94,080	(15,300)	-16.3%
TOTAL OPERATING EXPENSES	<u>248,594</u>	<u>254,041</u>	<u>(5,447)</u>	<u>-2.1%</u>
RESERVE CONTRIBUTION	253,800	243,000	10,800	4.4%
TOTAL EXPENSES	<u>502,394</u>	<u>497,041</u>	<u>5,353</u>	<u>1.1%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ (27,173)</u>	<u>\$ 27,173</u>	<u>0.0%</u>

2022 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 465.20	\$ 30.15	increase
Community Council Assessment	52.00	-	no change
Ranch Master Association Assessment	<u>103.45</u>	7.35	increase

2022 Total Monthly Assessment **\$ 620.65**



2.10 Montelana

46 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 149.85	\$ 142.25	\$ 7.60	5.3%
REVENUE	\$ 82,729	\$ 83,678	\$ (949)	-1.1%
LESS: EQUITY ADJUSTMENT	-	(5,156)	5,156	0.0%
TOTAL REVENUE	<u>\$ 82,729</u>	<u>\$ 78,522</u>	<u>\$ 4,207</u>	<u>5.4%</u>
EXPENSES				
<i>ADMINISTRATION</i>	3,060	3,288	(228)	-6.9%
<i>LANDSCAPE</i>	29,365	30,695	(1,330)	-4.3%
<i>FACILITIES</i>	5,055	5,832	(777)	-13.3%
<i>UTILITIES</i>	11,293	9,771	1,522	15.6%
<i>SECURITY</i>	8,840	9,528	(688)	-7.2%
TOTAL OPERATING EXPENSES	<u>57,613</u>	<u>59,114</u>	<u>(1,501)</u>	<u>-2.5%</u>
<i>RESERVE CONTRIBUTION</i>	25,116	24,564	552	2.2%
TOTAL EXPENSES	<u>82,729</u>	<u>83,678</u>	<u>(949)</u>	<u>-1.1%</u>
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ (5,156)</u>	<u>\$ 5,156</u>	<u>0.0%</u>
2022 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 149.85	\$ 7.60	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	103.45	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 305.30			

Silverleaf - Windgate

382 Units				
	2022	2021	Variance	Percent Variance
ASSESSMENT	\$ 236.45	\$ 221.05	\$ 15.40	7.0%
REVENUE	\$ 1,092,694	\$ 1,022,151	\$ 70,543	6.9%
EXPENSES				
ADMINISTRATION	3,976	5,840	(1,864)	-31.9%
LANDSCAPE	242,730	213,240	29,490	13.8%
FACILITIES	97,111	94,937	2,174	2.3%
UTILITIES	143,481	130,382	13,099	10.0%
SECURITY	257,000	256,788	212	0.1%
FLOOD INSURANCE	696	924	(228)	-24.7%
TOTAL OPERATING EXPENSES	744,994	702,111	42,883	6.1%
RESERVE CONTRIBUTION	347,700	320,040	27,660	8.6%
TOTAL EXPENSES	1,092,694	1,022,151	70,543	6.9%
NET REVENUE (LOSS)	\$ 0	\$ 0	\$ 0	0.0%
2022 DC RANCH MONTHLY ASSESSMENT				
Neighborhood Assessment	\$ 236.45	\$ 15.40	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	103.45	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 391.90			



Silverleaf - Arcadia

123 Units

	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 355.40	\$ 316.20	\$ 39.20	12.4%
REVENUE	\$ 533,388	\$ 475,484	\$ 57,904	12.2%
EXPENSES				
<i>ADMINISTRATION</i>	21,628	15,344	6,284	41.0%
<i>LANDSCAPE</i>	97,988	85,212	12,776	15.0%
<i>FACILITIES</i>	29,196	29,979	(783)	-2.6%
<i>UTILITIES</i>	45,248	40,669	4,579	11.3%
<i>SECURITY</i>	180,700	174,944	5,756	3.3%
<i>FLOOD INSURANCE</i>	696	924	(228)	-24.7%
TOTAL OPERATING EXPENSES	375,456	347,072	28,384	8.2%
<i>RESERVE CONTRIBUTION</i>	157,932	128,412	29,520	23.0%
TOTAL EXPENSES	533,388	475,484	57,904	12.2%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2022 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 355.40	\$ 39.20	<i>increase</i>
Community Council Assessment	52.00	-	<i>no change</i>
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>

2022 Total Monthly Assessment \$ 510.85

Silverleaf - Horseshoe

300 Units

	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 159.35	\$ 153.75	\$ 5.60	3.6%
REVENUE	\$ 582,440	\$ 562,291	\$ 20,149	3.6%
EXPENSES				
ADMINISTRATION	3,796	6,032	(2,236)	-37.1%
LANDSCAPE	98,245	82,181	16,064	19.5%
FACILITIES	61,324	61,532	(208)	-0.3%
UTILITIES	51,939	46,534	5,405	11.6%
SECURITY	215,792	214,440	1,352	0.6%
FLOOD INSURANCE	696	924	(228)	-24.7%
TOTAL OPERATING EXPENSES	431,792	411,643	20,149	4.9%
RESERVE CONTRIBUTION	150,648	150,648	-	0.0%
TOTAL EXPENSES	582,440	562,291	20,149	3.6%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>

2022 DC RANCH MONTHLY ASSESSMENT

Neighborhood Assessment	\$ 159.35	\$ 5.60	<i>increase</i>
Community Council Assessment	52.00	-	<i>no change</i>
Ranch Master Association Assessment	<u>103.45</u>	7.35	<i>increase</i>

2022 Total Monthly Assessment \$ 314.80

Sterling Estates 1-16

16 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 134.35	\$ 125.10	\$ 9.25	7.4%
REVENUE	\$ 26,788	\$ 25,981	\$ 807	3.1%
LESS: EQUITY ADJUSTMENT	(995)	(1,968)	973	0.0%
TOTAL REVENUE	<u>\$ 25,793</u>	<u>\$ 24,013</u>	<u>\$ 1,780</u>	<u>7.4%</u>
EXPENSES				
<i>ADMINISTRATIVE</i>	300	600	(300)	-50.0%
<i>LANDSCAPE</i>	11,315	9,224	2,091	22.7%
<i>FACILITIES</i>	5,160	6,492	(1,332)	-20.5%
<i>UTILITIES</i>	3,773	3,617	156	4.3%
TOTAL OPERATING EXPENSES	<u>20,548</u>	<u>19,933</u>	<u>615</u>	<u>3.1%</u>
<i>RESERVE CONTRIBUTION</i>	6,240	6,048	192	3.2%
TOTAL EXPENSES	<u>26,788</u>	<u>25,981</u>	<u>807</u>	<u>3.1%</u>
NET REVENUE (LOSS)	<u>\$ (995)</u>	<u>\$ (1,968)</u>	<u>\$ 973</u>	<u>0.0%</u>
<u>2022 RANCH ASSOCIATION MONTHLY ASSESSMENT</u>				
Sterling Estates Neighborhood Specific Assessment	\$ 134.35		\$ 9.25	<i>increase</i>
Horseshoe Neighborhood Assessment		159.35	5.60	<i>increase</i>
Community Council Assessment		52.00	-	<i>no change</i>
Ranch Master Association Assessment		<u>103.45</u>	7.35	<i>increase</i>
2022 Total Monthly Assessment	\$ 449.15			

Pioneer				
49 Units				
	<u>2022</u>	<u>2021</u>	<u>Variance</u>	<u>Percent Variance</u>
ASSESSMENT	\$ 76.40	\$ 73.40	\$ 3.00	0.0%
REVENUE	\$ 44,922	\$ 43,151	\$ 1,771	0.0%
EXPENSES				
<i>ADMINISTRATION</i>	300	600	(300)	0.0%
<i>LANDSCAPE</i>	15,992	17,001	(1,009)	0.0%
<i>FACILITIES</i>	3,774	4,463	(689)	0.0%
<i>UTILITIES</i>	4,276	3,447	829	0.0%
TOTAL OPERATING EXPENSES	24,342	25,511	(1,169)	0.0%
<i>RESERVE CONTRIBUTION</i>	20,580	17,640	2,940	0.0%
TOTAL EXPENSES	44,922	43,151	1,771	0.0%
NET REVENUE (LOSS)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>0.0%</u>
<u>2022 DC RANCH MONTHLY ASSESSMENT</u>				
Neighborhood Assessment	\$ 76.40	\$ 3.00	<i>increase</i>	
Community Council Assessment	52.00	-	<i>no change</i>	
Ranch Master Association Assessment	103.45	7.35	<i>increase</i>	
2022 Total Monthly Assessment	\$ 231.85			



The Reserve Fund 2022 and Beyond



From a Consolidated View

- 2022 beginning fund balance is projected to be \$7,870,454
- 2022 assessment contribution is \$1,855,092
- 2022 projected expenses allocations are estimated at \$1,328,656
- The ending fund balances and associated funding adjustments for the next five-year period are estimated as follows

Five-Year Snapshot



	2022	2023	2024	2025	2026
Assessment Requirement	\$1,855,092	\$1,977,504	\$2,065,140	\$2,152,776	\$2,262,600
% Adjustment	8.03%	6.60%	4.43%	4.24%	5.10%
Projected Expense Allocation	\$1,328,656	\$1,288,620	\$1,102,373	\$1,170,196	\$2,249,106
Ending Fund Balance	\$8,396,890	\$8,969,158	\$9,879,140	\$10,896,558	\$11,158,393

Note: Firewise added in 2022

Percent Funded 2021 vs. 2022



	% Funded In Reserves Begin 2021	% Funded In Reserves Begin 2022
Arcadia	Fully Funded	Fully Funded
Camelot	Fully Funded	Fully Funded
Country Club	Fully Funded	Fully Funded
Desert Haciendas	Fully Funded	Fully Funded
Estates	Fully Funded	Fully Funded
Haciendas	Fully Funded	Fully Funded
Horseshoe	Fully Funded	Fully Funded
Market Street Villas	40%	47%
Montelana	Fully Funded	Fully Funded
Park & Manor	Fully Funded	Fully Funded
Pioneer	Fully Funded	93%
Ranch Master	78%	79%
Rosewood	Fully Funded	Fully Funded
Sterling Villas	Fully Funded	Fully Funded
Terrace Homes East	Fully Funded	Fully Funded
Terrace Homes West	99%	Fully Funded
Windgate	Fully Funded	Fully Funded

➤ *Making Improvement - 55% in 2023*

➤ *82% in 2023*

Background and Factors



- A complete reserve study was conducted.
- Detailed site inspections and cost estimate adjustments resulted in many updates.
- Independent third-party professionals were utilized to determine useful lives of all roof styles and systems (2021)
 - Reserve schedules were adjusted accordingly.
- Independent third-party professionals provided up-to-date pricing on all painting projects (2021).
 - Scheduled cost estimates were revised.
- The expense rate forecast factor used equals 2% and the interest income rate forecast factor equals 1.5%.
- Reserve funding schedules for future years are only estimates and are subject to change due to cost, deferral and scheduling factors.

Reserve Component Life Cycles



- Turf Renovation – 3 years
- Tree Replacement – 3 years
- Roofs
 - Flat Roofs – 20 years
 - Sloped Roofs – 25 years
- Painting
 - Wood/Metal Surfaces – 5 years
 - Stucco Surfaces – 10 years
 - Shotcrete Staining - 10 years
 - View Fencing – 10 years
- Gate Equipment
 - Operators – 15 years
 - Cameras – 5 years
- Streets
 - Sealcoating – 6 years
 - Paving – 25-35 years (depending on traffic load)
- Cluster mailboxes – 25 years
- Landscape Controllers – 10 years
- Playground Equipment – 15 years
- Park Furniture – 6 years
- Playground Soft Surface – 6 years
- Neighborhood Signs – 7 years

The Sixteen (16) Neighborhoods & DC Ranch Master Association



Ranch Master Association Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		RANCH MASTER ASSOCIATION
2022	\$483,184	79%	2022	\$1 Per Month	
2023	\$443,986	82%	2023	\$1 Per Month	
2024	\$582,013	92%	2024	Then flat through the remainder of the plan	
Funding Allocations		Purpose			
2022	\$133,000	Wall repair and coating (\$110,000), maintenance office furniture (\$6,000), IT equipment (\$19,000)			
2023	\$71,000	Culvert fencing (\$10,000), landscape/drainage (\$47,000), IT equipment (\$10,000), landscape enhancements (\$5,000)			
2024	\$255,000	Tree replacement (\$25,000), two community standards vehicles (\$44,000), digital speed signs (\$15,000), IT equipment (\$9,000), dump truck (\$69,000), utility vehicles (\$96,000)			



Desert Haciendas Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		DESERT HACIENDAS
2022	\$321,308	Fully Funded	2022	\$5 Per Month	
2023	\$384,183	Fully Funded	2023	\$5 Per Month	
2024	\$287,812	Fully Funded	2024	\$5 Per Month	
			Then \$5 in 2025, then \$7 per month for 2026-2034, then flat through remainder of plan		
Funding Allocations		Purpose			
2022	\$10,000	Gate loops (\$5,000), turf renovation (\$5,000)			
2023	\$173,000	Wall repair and coating (\$61,000), transcore reader (\$4,000), tree replacement (\$6,000), road sealcoat (\$68,000), firewise (\$31,000)			
2024	\$0	N/A			
2034	\$1,002,463	Street paving (\$995,000)			



Terrace Homes West Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		TERRACE HOMES WEST
2022	\$158,230	Fully Funded	2022	\$5 Per Month	
2023	\$119,432	Fully Funded	2023	\$3 Per Month	
2024	\$130,167	Fully Funded	2024	\$3 Per Month	
				Then \$3 per month for the remainder of the plan	
Funding Allocations		Purpose			
2022	\$81,000	Wall repair and coating (\$57,000), firewise (\$15,000), gate loops (\$5,000), sidewalk replacement (\$4,000)			
2023	\$35,000	Transocre reader (\$4,000), tree replacement (\$3,000), road sealcoating (\$25,000)			
2024	\$5,000	Turf renovation (\$5,000)			
2046	\$946,178	Street paving (\$920,000)			



Terrace Homes East Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		TERRACE HOMES EAST
2022	\$232,857	Fully Funded	2022	\$2 Per Month	
2023	\$193,124	Fully Funded	2023	\$2 Per Month	
2023	\$197,628	Fully Funded	2024	\$2 Per Month	
					\$2 per month through 2029, then \$4 per month through the remainder of the plan
Funding Allocations		Purpose			
2022	\$84,000	Wall repair and coating (\$56,000), tree replacement (\$8,000), gate loops (\$5,000), firewise (\$15,000)			
2023	\$42,000	Sidewalk replacement (\$4,000), transcore reader (\$4,000), road sealcoating (\$31,000)			
2024	\$9,000	Water feature renovation (\$5,000), truf renovation (\$4,000)			
2046	\$952,806	Street paving (\$919,000)			



Park and Manor Homes Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Assessment Adjustment	PARK AND MANOR
2022	\$420,462	Fully Funded	2022 \$3 Per Month
2023	\$438,670	Fully Funded	2023 \$3 Per Month
2024	\$435,314	Fully Funded	2024 \$3 Per Month
Then \$3 per month through 2026, then \$4 per month 2027-2035, then flat through the remainder of the plan			
Funding Allocations	Purpose		
2022	\$79,000	Wall repair and coating (\$59,000), firewise (\$15,000), gate loops (\$5,000)	
2023	\$106,000	Sidewalk replacement (\$9,000), transcore reader (\$4,000), road sealcoating (\$91,000)	
2024	\$8,000	Tree replacement (\$4,000), turf renovation (\$4,000)	
2034	\$1,321,425	Street paving (\$1,311,700)	



The Estates

Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		THE ESTATES
2022	\$165,221	Fully Funded	2022	\$4 Per Month	
2023	\$184,500	Fully Funded	2023	\$4 Per Month	
2024	\$172,300	Fully Funded	2024	\$4 Per Month	
					Then \$4 per month through 2038, then \$6 per month for the remainder of the plan
Funding Allocations		Purpose			
2022	\$17,000	Firewise (\$8,000), gate loops (\$7,000), sidewalk replacement (\$2,000)			
2023	\$54,000	Transcore reader (\$4,000), road sealcoating (\$43,000), playground repairs (\$5,000), landscape enhancements (\$2,000)			
2024	\$10,000	Turf renovation (\$5,000), tree replacement (\$4,000)			
2046	\$1,610,039	Street paving (\$1,591,700)			



Market Street Villas

Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment	Market Street Villas
2022	\$826,377	47%	2022	\$10 Per Month
2023	\$1,057,570	55%	2023	\$10 Per Month
2024	\$981,717	55%	2024	\$10 Per Month
				Then \$10 per month 2025-202720, then flat through the remainder of the plan
Funding Allocations		Purpose		
2022	\$36,000	Phase III wood and metal paving (\$16,000), preventative roof maintenance (\$20,000)		
2023	\$353,000	Phases I & II stucco painting (\$245,000), phase I & II wood and metal painting (\$82,000)		
2024	\$68,000	Gate operators (\$15,000), landscape enhancements (\$11,000), road seal coating (\$38,000), turf renovation (\$5,000)		
2026	\$946,756	Phase I tile roof replacement (\$879,000)		
2030	\$1,071,177	Phase II tile roof replacement 37-75 (\$1,031,913)		
2041	\$1,539,155	Phase III Tile Roof Replacement 86-90 (\$485,000), flat roof replacement (\$120,000), street paving (\$885,000)		



Montelana Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		MONTELANA
2022	\$200,104	Fully Funded	2022	\$1 Per Month	
2023	\$184,533	Fully Funded	2023	\$1 Per Month	
2024	\$201,512	Fully Funded	2024	\$1 Per Month	
					Then \$1 per month through 2026, then \$2 per month 2027-2029, then \$3 per month 2030-2033, then \$6 month 2035-2044, then flat through the remainder of the plan
Funding Allocations		Purpose			
2022	\$43,000	Firewise (\$23,000), view fence painting (\$15,000), gate loops (\$5,000)			
2023	\$12,000	Transcore reader (\$4,000), landscape enhancements (\$7,000)			
2024	\$3,000	Turf renovation (\$3,000)			
2045	\$687,724	Street paving (\$673,000)			



Camelot 2.13 and 2.14 Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		CAMELOT 2.13 & 2.14
2022	\$579,623	Fully Funded	2022	\$2.50 Per Month	
2023	\$663,169	Fully Funded	2023	\$2.50 Per Month	
2024	\$753,571	Fully Funded	2024	\$2.50 Per Month	
				Then \$2.50 per month for the remainder of the plan	
Funding Allocations		Purpose			
2022	\$15,000	Gate loops \$15,000			
2023	\$15,000	Transcore readers (\$12,000), landscape enhancement (\$3,000)			
2024	\$56,000	Tree replacement (\$13,000), turf renovation (\$3,000), firewise (\$42,000)			
2042	\$984,387	Street Paving (\$880,600)			
2044	\$791,317	Street Paving (\$749,900)			
2048	\$720,887	Street Paving (\$520,400)			



Rosewood Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		ROSEWOOD
2022	\$81,845	Fully Funded	2022	\$2 Per Month	
2023	\$97,793	Fully Funded	2023	\$2 Per Month	
2024	\$77,420	Fully Funded	2024	\$2 Per Month	
					Then \$2 per month for 2025, then \$1 per month for the remainder of the plan
Funding Allocations		Purpose			
2022	\$12,000	Gate loops (\$5,000), landscape enhancements (\$5,000), turf renovation (\$2,000)			
2023	\$49,000	Wall repair and coating (\$25,000), gate cameras (\$5,000), transcore reader (\$4,000), firewise (\$15,000)			
2024	\$1,000	Tree replacement (\$1,000)			
2044	\$360,221	Street paving (\$343,500)			



Haciendas

Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Assessment Adjustment	HACIENDAS
2022	\$345,221	Fully Funded	2022 \$5 Per Month
2023	\$375,365	Fully Funded	2023 \$5 Per Month
2024	\$354,306	Fully Funded	2024 \$5 Per Month
Then \$5 per month through 2028, then \$9 per month 2029, then \$9 per month for remainder of the plan			
Funding Allocations	Purpose		
2022	\$5,000	Gate loops (\$5,000)	
2023	\$61,000	Firewise (\$53,000), landscape enhancements (\$2,000), transocre reader (\$4,000), sidewalk replacement (\$2,000)	
2024	\$13,000	Tree replacement (\$11,000), turf renovation (\$2,000)	
2042	\$1,405,057	Street paving (\$1,386,800)	



Pioneer Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		PIONEER
2022	\$282,151	93%	2022	\$5 Per Month	
2023	\$305,078	88%	2023	\$5 Per Month	
2024	\$267,879	83%	2024	\$3 Per Month	
					Then \$3 per month 2025-2028, then \$2 per month 2029-2030, then \$1 per month for remainder of the plan
Funding Allocations		Purpose			
2022	\$2,000	Landscape enhancements			
2023	\$65,000	Wall repair and coating (\$43,000), firerwise (\$21,000)			
2024	\$35,000	Tree replacement (\$1,000), road sealcoating (\$30,000), turf renovation (\$2,000), landscape enhancements (\$2,000)			
2047	\$708,627	Street paving (\$691,000)			



Country Club Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		COUNTRY CLUB
2022	\$1,439,964	Fully Funded	2022	\$0 Per Month	
2023	\$1,635,897	Fully Funded	2023	\$0 Per Month	
2024	\$1,906,026	Fully Funded	2024	\$0 Per Month	
					Then flat through 2025, then \$1 for the remainder of the plan
Funding Allocations		Purpose			
2022	\$129,000	Gate cameras (\$24,000), wood fencing (\$31,000), gate loops (\$20,000), landscape enhancements (\$4,000), gate house renovation (\$15,000), firewise (\$23,000), park furniture (\$10,000)			
2023	\$59,000	Gate operators (\$45,000), gate cameras (\$3,000), gatehouse exterior painting (\$8,000), tree replacement (\$4,000)			
2024	\$114,000	turf renovation (\$11,000), landscape enhancements (\$3,000), road sealcoating (\$48,000), gate operator arms (\$18,000), wall repair and coating \$34,000			
2032	\$1,445,823	Street paving (\$1,091,000)			
2038	\$778,559	Street paving (\$639,000)			
2043	\$1,039,954	Street paving (\$934,000)			



Horseshoe Canyon Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Assessment Adjustment		HORSESHOE CANYON
2022	\$853,943	Fully Funded	2022	\$0 Per Month	
2023	\$976,284	Fully Funded	2023	\$0 Per Month	
2024	\$1,051,902	Fully Funded	2024	\$0 Per Month Through 2025 Then \$5 per month for the remainder of the plan	
Funding Allocations		Purpose			
2022	\$41,736	Sidewalk replacement (\$4,000), park furniture (\$16,000), gate cameras (\$6,000), bridge repairs (\$5,000), gate loops (\$8,000)			
2023	\$89,613	light pole replacement (\$12,000), gatehouse roof replacement (\$13,000), gatehouse re-plaster (\$17,000), gate cameras (\$3,000), tree replacement (\$19,000), road sealcoating (\$16,000), water feature renovation (\$7,000)			
2024	\$168,358	Wall repair and coating (\$16,000), gate operators (\$15,000), water feature tile replacement (\$9,000), road sealcoating (\$78,000), turf renovation (\$4,000), gatehouse interior renovation (\$16,000), firewise (\$30,000)			
2034	\$1,066,687	Street paving (975,000)			



Windgate

Reserve Fund Notables

Beginning Fund Balances		% Funded	Reserve Fund Adjustment	Assessment
2022	\$1,978,191	Fully Funded	2022	\$6 Per Month
2023	\$1,928,446	Fully Funded	2023	\$6 Per Month
2024	\$2,290,258	Fully Funded	2024	\$6 Per Month
Then \$6 per month through 2034, then \$10 per month 2035 through remainder of plan				
Funding Allocations		Purpose		
2022	\$423,583	light pole replacement (\$12,000), gate cameras (\$9,000), gate loops (\$7,000), water feature renovation (\$2,000), road sealcoating (\$298,000), firewise (\$4,000) park furniture (\$92,000)		
2023	\$44,400	Gate cameras (\$3,000), landscape enhancements (\$26,000), gatehouse interior renovation (\$15,000)		
2024	\$261,638	Pergola renovation (\$5,000), sidewalk replacement (\$90,000), gate operators (\$15,000), tree replacement (\$21,000), road sealcoating (\$104,000) turf renovation (\$16,000), emergency access road cameras (\$9,000)		
2042	\$2,259,792	Street paving (\$1,590,000)		
2045	\$7,813,207	Street paving (\$7,658,000)		
2046	\$3,614,995	Street paving (\$3,122,000)		



Sterling Estates Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund	Assessment	STERLING ESTATES
		Adjustment		
2022	\$54,781	Fully Funded	2022	\$1 Per Month
2023	\$61,896	Fully Funded	2023	\$1 Per Month
2024	\$47,395	Fully Funded	2024	\$1 Per Month
				Then \$1 per month throuh 2028, then \$2 per month 2029-2034, then \$1 per month 2035 through the remainder of the plan
Funding Allocations	Purpose			
2022	\$0			
2023	\$21,603	Wall repair and coating (\$15,000), landscape enhancement (\$2,000), firewise (\$5,000)		
2024	\$1,593	Tree replacement (\$1,593)		

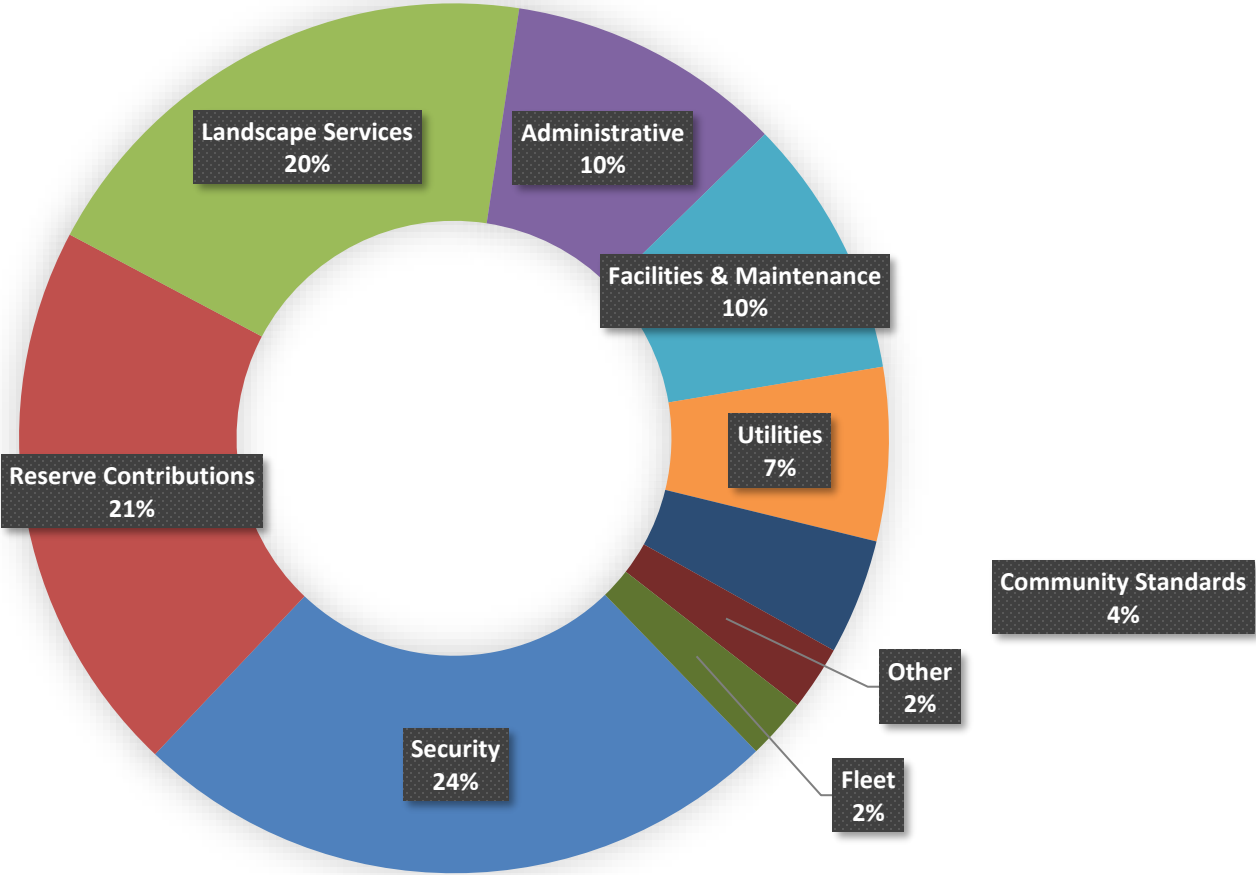


Arcadia at Silverleaf Reserve Fund Notables

Beginning Fund Balances	% Funded	Reserve Fund Adjustment	Assessment
2022	\$624,950	Fully Funded	2022 \$20 Per Month
2023	\$574,922	Fully Funded	2023 \$10 Per Month
2024	\$718,312	Fully Funded	2024 \$10 Per Month
Then \$10 per month in 2025, then \$7 per month 2026-2032, then flat for remainder of plan			
Funding Allocations	Purpose		
2022	\$215,471	Park furniture (\$40,000), gate cameras (\$9,000), gatehouse interior painting (\$9,000), landscape enhancements (\$26,000), gate loops (\$14,000), road sealcoating (\$110,000)	
2023	\$38,904	Gatehouse roof replacement (\$18,000), gate operator arms (\$12,000), gate operators (\$29,000), turf renovation (\$16,000), light pole replacement (\$13,000)	
2024	\$94,354	Firewise (\$18,000), sidewalk replacement (\$23,000), gatehouse renovation (\$16,000), transcode readers (\$10,000), tree replacement (\$12,000)	
2034	\$2,439,215	Street paving (\$2,091,000)	

The Final Numbers at a Glance

2022 Consolidated Expenses



2021/2022 Assessment Comparison



	2021 Assessments		
	Neighborhood	Master	Total
Ranch Master	\$ -	\$ 96.10	\$ 96.10
Desert Haciendas	140.60	96.10	236.70
Terrace West	100.65	96.10	196.75
Park & Manor	100.10	96.10	196.20
Country Club	148.85	96.10	244.95
Estates	72.05	96.10	168.15
Terrace East	112.75	96.10	208.85
Rosewood	135.60	96.10	231.70
Camelot	97.65	96.10	193.75
Haciendas	83.60	96.10	179.70
Market St Villas	435.05	96.10	531.15
Montelana	142.25	96.10	238.35
Windgate	221.05	96.10	317.15
Arcadia	316.20	96.10	412.30
Horseshoe	153.75	96.10	249.85
Sterling	278.85	96.10	374.95
Pioneer	73.40	96.10	169.50

2022 Assessments				
Reserve	Operating	Neighborhood	Master	Total
\$ 5.00	\$ 98.45	\$ -	\$ 103.45	\$ 103.45
65.00	89.05	154.05	103.45	257.50
46.40	68.45	114.85	103.45	218.30
46.05	56.85	102.90	103.45	206.35
44.45	104.05	148.50	103.45	251.95
25.75	47.20	72.95	103.45	176.40
45.05	73.20	118.25	103.45	221.70
66.00	75.15	141.15	103.45	244.60
45.00	60.55	105.55	103.45	209.00
28.00	70.25	98.25	103.45	201.70
235.00	230.20	465.20	103.45	568.65
45.50	104.35	149.85	103.45	253.30
75.85	160.60	236.45	103.45	339.90
107.00	248.40	355.40	103.45	458.85
41.85	117.50	159.35	103.45	262.80
32.50	261.20	293.70	103.45	397.15
35.00	41.40	76.40	103.45	179.85

The End
