

Sky Legend at Cotton Ranch Association Budget

	2025 Approved Annual Budget	2026 PROPOSED Annual Budget	NOTES
Revenues			
HOA Dues (109 properties)	65,400.00	65,400.00	
Landscape Dues (61 properties)	51,240.00	51,240.00	
CR Landscaping	4,500.00	4,500.00	
Statement Prep Fees	-	200.00	
Lien Filing & Collection Fees	1,000.00	1,000.00	
Interest	6,000.00	10.00	Don't budget for reserve interest in operating budget
Late Fees	100.00	-	
Total Revenues	128,240.00	122,350.00	
Operating Expenses			
Administrative Expenses			
Tax Return Prep/Taxes	850.00	405.00	Include "Taxes" in this line item
Insurance	3,100.00	3,000.00	
Legal Expense	1,000.00	1,000.00	
Management Fee (Administrative Services)	26,440.00	32,100.00	Rename to "Management Fee"
Accounting Fee	1,200.00	7,200.00	
Office Supplies	500.00	500.00	Rename to "Copies/Postage/Office"
Property Statement Fees / Licenses, Dues	1,000.00	270.00	Renamed & combined from "Miscellaneous/Administrative"
Billing Expense	2,200.00		Remove Line Item
Collections/Liens Fees	1,000.00	1,000.00	
Social Events	2,000.00	1,500.00	
Community Liasion	2,700.00	3,800.00	
Reserve Study		3,500.00	
Website/Technology fee	275.00	575.00	
Total Administrative Expenses	42,265.00	54,850.00	
Grounds Maintenance			
Landscape HOA Maintenance	45,000.00	50,000.00	
Irrigation Repairs/Maint	6,000.00	6,000.00	
Street Light Maintenance/Repair	1,000.00	1,000.00	
Snow Removal	5,000.00	5,000.00	
Total Landscaping	57,000.00	62,000.00	
Utilities			
Gas/Electric	800.00	800.00	
Water	8,000.00	8,000.00	
Total Utilities	8,800.00	8,800.00	
Reserve Funding	20,175.00	-	-
	-	-	
Total Operating Expenses	128,240.00	125,650.00	
Net Operating Surplus/(Deficit)	-	(3,300.00)	
	2025	2026	
Quarterly Dues	150.00	166.00	3rd and 4th quarter dues of 2026