

Ridgemoor Master Association Inc 2026 Approved Budget

| 1196 | Account | Description | 2025 Budget | 2025 Actual | 2025 Projected | 2026 Budget | Jan | Feb |
|-------------------------------|------------|---|-----------------------|---------------------|-----------------------|-----------------------|--------------------|--------------------|
| Operating Accounts | | | | | | | | |
| Income Accounts | | | | | | | | |
| OPERATING INCOME | | | | | | | | |
| | 40-4010-00 | Maintenance Fee Income | \$1,076,432.85 | \$538,043.95 | \$1,076,087.90 | \$1,148,151.25 | \$95,679.27 | \$95,679.27 |
| OTHER OPERATING INCOME | | | | | | | | |
| | 42-4220-00 | Operating Interest Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 42-4225-00 | Reserve Interest Income | \$12,000.00 | \$8,166.64 | \$16,333.28 | \$15,000.00 | \$1,250.00 | \$1,250.00 |
| | 42-4230-00 | Late Fee Income | \$1,200.00 | \$4,481.07 | \$8,962.14 | \$5,000.00 | \$416.67 | \$416.67 |
| | 42-4232-00 | Returned Payment Fee Income | \$480.00 | \$425.00 | \$850.00 | \$0.00 | \$0.00 | \$0.00 |
| | 42-4270-00 | Miscellaneous Income | \$0.00 | \$1,164.91 | \$1,164.91 | \$0.00 | \$0.00 | \$0.00 |
| | 42-4275-00 | Gate & Key Income | \$2,400.00 | \$1,325.00 | \$2,650.00 | \$1,500.00 | \$125.00 | \$125.00 |
| | 42-4285-00 | Cell Tower Income | \$18,000.00 | \$7,530.00 | \$15,060.00 | \$18,360.00 | \$1,530.00 | \$1,530.00 |
| | 42-4290-00 | Collection Income | \$0.00 | \$2,506.13 | \$5,012.26 | \$0.00 | \$0.00 | \$0.00 |
| | 42-4291-00 | Legal Reimbursement | \$0.00 | \$5,780.17 | \$11,560.34 | \$0.00 | \$0.00 | \$0.00 |
| | 42-4999-00 | Bad Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| New | | | | | | | | |
| Income Accounts Total | | | \$1,110,512.85 | \$569,422.87 | \$1,137,680.83 | \$1,188,011.25 | \$99,000.94 | \$99,000.94 |
| Expense Accounts | | | | | | | | |
| CONTRACTED SERVICES | | | | | | | | |
| | 50-5000-00 | Security Service | \$90,000.00 | \$44,401.86 | \$88,803.72 | \$99,000.00 | \$8,250.00 | \$8,250.00 |
| | 50-5010-00 | Irrigation | \$13,000.00 | \$6,300.00 | \$12,600.00 | \$12,600.00 | \$1,050.00 | \$1,050.00 |
| | 50-5015-00 | Landscaping Mowing | \$123,000.00 | \$65,497.50 | \$130,995.00 | \$140,700.00 | \$11,725.00 | \$11,725.00 |
| | 50-5020-00 | Fertilizer & Pest Control | \$50,000.00 | \$19,846.50 | \$39,693.00 | \$55,000.00 | \$4,583.33 | \$4,583.33 |
| | 50-5030-00 | Landscaping - Seasonal Flower | \$8,000.00 | \$1,858.00 | \$3,716.00 | \$0.00 | \$0.00 | \$0.00 |
| | 50-5035-00 | Landscaping - Tree Trimming | \$40,000.00 | \$12,285.00 | \$24,570.00 | \$45,000.00 | \$3,750.00 | \$3,750.00 |
| | 50-5040-00 | Landscaping - Mulch | \$25,000.00 | \$0.00 | \$0.00 | \$25,000.00 | \$2,083.33 | \$2,083.33 |
| | 50-5045-00 | eVoting | \$2,500.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 50-5050-00 | Fountain & Aerator | \$6,000.00 | \$2,856.01 | \$5,712.02 | \$6,000.00 | \$500.00 | \$500.00 |
| | 50-5055-00 | Woodline Cutback | \$10,000.00 | \$0.00 | \$0.00 | \$30,000.00 | \$2,500.00 | \$2,500.00 |
| | 65-6527-00 | Gate Software/Contract | \$9,000.00 | \$5,668.38 | \$11,336.76 | \$9,000.00 | \$750.00 | \$750.00 |
| | 51-5190-00 | Holiday Decorations | \$12,000.00 | \$0.00 | \$11,320.00 | \$12,000.00 | \$1,000.00 | \$1,000.00 |
| | 50-5060-00 | Waterway Maintenance | \$24,000.00 | \$11,665.40 | \$23,330.80 | \$24,000.00 | \$2,000.00 | \$2,000.00 |
| REPAIRS/SUPPLIES | | | | | | | | |
| | 55-5500-00 | Building & Exterior (Sidewalk cleaning) | \$16,000.00 | \$0.00 | \$0.00 | \$17,000.00 | \$1,416.67 | \$1,416.67 |
| | 55-5505-00 | Contingency Expense | \$300.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 55-5510-00 | Electrical and Lighting Maintenance | \$6,000.00 | \$410.00 | \$820.00 | \$12,000.00 | \$1,000.00 | \$1,000.00 |
| | 55-5515-00 | Gate Repairs & Maintenance | \$21,000.00 | \$6,418.75 | \$12,837.50 | \$21,000.00 | \$1,750.00 | \$1,750.00 |
| | 55-5520-00 | Fountains | \$7,500.00 | \$0.00 | \$0.00 | \$7,500.00 | \$625.00 | \$625.00 |
| | 55-5530-00 | Central Park Maintenance | \$15,000.00 | \$5,776.00 | \$11,552.00 | \$15,000.00 | \$1,250.00 | \$1,250.00 |
| | 55-5535-00 | Irrigation Repair & Maintenance | \$24,000.00 | \$37,867.22 | \$75,734.44 | \$45,000.00 | \$3,750.00 | \$3,750.00 |
| | 55-5540-00 | Lighting | \$6,000.00 | \$3,503.47 | \$7,006.94 | \$0.00 | \$0.00 | \$0.00 |
| | 55-5545-00 | Tennis Access Management | \$3,500.00 | \$0.00 | \$0.00 | \$2,000.00 | \$166.67 | \$166.67 |
| | 55-5550-00 | Tree Removal | \$20,000.00 | \$10,770.00 | \$21,540.00 | \$20,000.00 | \$1,666.67 | \$1,666.67 |
| | 55-5555-00 | Sign Maintenance | \$5,000.00 | \$700.00 | \$1,400.00 | \$5,000.00 | \$416.67 | \$416.67 |
| | 55-5560-00 | Landscape Replacement | \$15,000.00 | \$14,880.00 | \$29,760.00 | \$33,000.00 | \$2,750.00 | \$2,750.00 |
| UTILITIES | | | | | | | | |
| | 60-6000-00 | Electricity | \$140,000.00 | \$64,407.84 | \$128,815.68 | \$142,000.00 | \$11,833.33 | \$11,833.33 |
| | 60-6005-00 | Telephone - Gates | \$30,000.00 | \$12,598.58 | \$25,197.16 | \$15,000.00 | \$1,250.00 | \$1,250.00 |
| | 60-6010-00 | Water & Sewer | \$600.00 | \$307.39 | \$614.78 | \$600.00 | \$50.00 | \$50.00 |
| ADMINISTRATIVE | | | | | | | | |
| | 65-6500-00 | Access Keys/Cards | \$3,500.00 | \$814.00 | \$1,628.00 | \$1,500.00 | \$125.00 | \$125.00 |
| | 65-6510-00 | Corporate Annual Fees | \$61.25 | \$61.25 | \$122.50 | \$61.25 | \$5.10 | \$5.10 |

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| | | | | | | | | |
|-------------------------------|------------|---------------------------|-----------------------|---------------------|-----------------------|-----------------------|--------------------|--------------------|
| | 65-6515-00 | Annual Meeting | \$500.00 | \$5,242.93 | \$10,485.86 | \$5,500.00 | \$458.33 | \$458.33 |
| | 65-6520-00 | Legal | \$12,000.00 | \$447.00 | \$894.00 | \$12,000.00 | \$1,000.00 | \$1,000.00 |
| | 65-6525-00 | Office & Administrative | \$15,000.00 | \$12,019.95 | \$24,039.90 | \$15,000.00 | \$1,250.00 | \$1,250.00 |
| | 65-6530-00 | Management Fees/Acct Fees | \$55,000.00 | \$24,000.00 | \$48,000.00 | \$50,000.00 | \$4,166.67 | \$4,166.67 |
| | 65-6554-00 | Bank Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TAXES & INSURANCE | | | | | | | | |
| | 70-7000-00 | CPA Service | \$5,200.00 | \$0.00 | \$5,200.00 | \$5,200.00 | \$433.33 | \$433.33 |
| | 7005 | Taxes | | | \$6,750.00 | \$7,000.00 | \$583.33 | \$583.33 |
| | 7012 | General Liability | \$19,960.55 | \$9,212.11 | \$18,424.22 | \$22,000.00 | \$1,833.33 | \$1,833.33 |
| | 70-7020-00 | Crime & D&O Insurance | \$5,000.00 | \$2,509.38 | \$5,018.76 | \$5,600.00 | \$466.67 | \$466.67 |
| | 70-7025-00 | Workers Comp | \$675.00 | \$235.87 | \$471.74 | \$550.00 | \$45.83 | \$45.83 |
| | 7010 | Property Insurance | \$10,336.70 | \$4,870.83 | \$9,741.66 | \$12,000.00 | \$1,000.00 | \$1,000.00 |
| | | Fidelity | \$4,500.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | 70-7035-00 | Insurance Deductible | \$5,000.00 | \$0.00 | \$0.00 | \$5,000.00 | \$416.67 | \$416.67 |
| RESERVES | | | | | | | | |
| | 75-7501-00 | Reserve Contribution | \$251,379.36 | \$125,689.68 | \$251,379.36 | \$238,200.00 | \$19,850.00 | \$19,850.00 |
| | 75-7592-00 | Reserve Interest | \$0.00 | \$9,712.96 | \$19,425.92 | \$15,000.00 | \$1,250.00 | \$1,250.00 |
| New | | | | | 0 | | | |
| Expense Accounts Total | | | \$1,110,512.86 | \$522,833.86 | \$1,068,937.72 | \$1,188,011.25 | \$99,000.93 | \$99,000.93 |
| Operating Accounts Net | | | -\$0.01 | \$46,589.01 | \$68,743.11 | \$0.00 | \$0.01 | \$0.01 |
| Reserve Accounts | | | | | | | | |
| Income Accounts | | | | | | | | |
| | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| New | | | | | | | | |
| Income Accounts Total | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Expense Accounts | | | | | | | | |
| | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| New | | | | | | | | |
| Expense Accounts Total | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reserve Accounts Net | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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Ridgemoor Master Association Inc 2026 Approved Budget

| Units | Maint Fee | Annual Bill | Monthly |
|-------|----------------|-------------|----------|
| 1196 | \$1,148,151.25 | \$ 959.99 | \$ 80.00 |

Gene Ryn 10.14.25