

Independence Ranch HOA
Budget
2026

Distribution account	2026 Budget	2025 Estimate	2025 Actuals YTD	Remaining for 2025	
				2025	Delta
Income					
Member Annual Dues	117,970.00	117,970.00	117,970.00	0.00	0.00
Late Fees	360.00	360.00	312.56	47.44	0.00
Total for Member Annual Dues	\$118,330.00	\$118,330.00	\$118,282.56	\$47.44	0.00
Transfer Fees	1,000.00	1,000.00	700.00	300.00	0.00
Total for Income	\$119,330.00	\$119,330.00	\$118,982.56	\$347.44	0.00
Cost of Goods Sold					
Gross Profit	\$119,330.00	\$119,330.00	\$118,982.56	\$347.44	0.00
Expenses					
Administrative Fees	4,085.00	4,085.00	3,217.50	867.50	0.00
Bank Charges & Fees	0.00	0.00	1.50	-1.50	0.00
CAM contract	43,549.43	42,281.00	36,691.89	5,589.11	1,268.43
CAM- misc expenses	1,000.00	1,000.00	400.00	600.00	0.00
Electric and Gas	3,000.00	2,500.00	2,042.52	457.48	500.00
Irrigation System Repairs & Maintenance	15,000.00	15,000.00	4,468.10	10,531.90	0.00
Irrigation Water Shares	20,000.00	20,000.00	19,350.00	650.00	0.00
Insurance	6,623.93	6,431.00		6,431.00	192.93
Legal & Professional Services	1,200.00	1,000.00	1,147.50	-147.50	200.00
Meeting & Event Expenses	250.00	250.00	78.16	171.84	0.00
Office Supplies & Software	720.00	1,000.00	612.43	387.57	-280.00
Postage	500.00	500.00	481.23	18.77	0.00
Other Business Expense	100.00	100.00		100.00	0.00
Repairs and Maintenance- General	5,000.00	5,000.00	292.81	4,707.19	0.00
Taxes & Licenses	650.00	650.00	824.51	-174.51	0.00
Trash Removal	1,500.00	1,500.00	1,456.30	43.70	0.00
Tree Maintenance	10,000.00	10,000.00	17,425.00	-7,425.00	0.00
Total for Expenses	\$113,178.36	\$111,297.00	\$88,489.45	\$22,807.55	\$1,881.36
Net Operating Income	\$6,151.64	\$8,033.00	\$30,493.11	-\$22,460.11	-\$1,881.36
Other Income					
Interest Income	1,800.00	360.00	1,221.22	-861.22	1,440.00
Total for Other Income	\$1,800.00	\$360.00	\$1,221.22	-\$861.22	\$1,440.00
Other Expenses					
Net Other Income	\$1,800.00	\$360.00	\$1,221.22	-\$861.22	\$1,440.00
Net Income	\$7,951.64	\$8,393.00	\$31,714.33	-\$23,321.33	-\$441.36

Projected Cash Balance

End Cash Balance	
Oakstar MMKT	35,434.51
Oakstar CD's	60,000.00
Remaining 2025 Expenses	-22,807.55
Projected EOY Cash on hand	\$72,626.96
Project 2026 Net Income	7,951.64
Projected EOY Cash on hand	\$80,578.60