

Rocking Star HOA Budget

	Income from Dues			2024 Actual as of	Projected	183 lots @600 per
	2022	2023	2024 Projected	10/1	12/31/2024	year
Income from Dues						
183 Lots @ \$510.00 per year/lot	\$96,802.75	\$95,423.00	\$93,330.00	\$83,696.50	\$93,330.00	109,800.00
Expenses						
Snow removal	\$3,480.00	\$6,250.00	\$8,000.00	\$7,700.00	\$10,000.00	
Road Grading	\$23,250.00	\$23,075.00	\$30,000.00	\$13,600.00	\$16,100.00	
Landscaping (mowing and Spraying)	\$6,510.00	\$6,959.03	\$9,000.00	\$15,681.66	\$15,681.66	
Materials for Maintainance (road base)	\$47.24	\$90.25	\$300.00	\$1,227.00	\$1,500.00	
Road Work (crack fill and seal)		\$76,849.28	\$25,410.00	\$0.00	\$0.00	
Gifts (Xmas lighting contest, BBQ))	\$166.28	\$176.75	\$200.00	\$370.20	\$450.00	
Legal	\$2,316.40	\$604.00	\$800.00		\$500.00	
Accounting	\$75.00	\$400.00	\$400.00	\$395.00	\$500.00	
Management fees (legacy)	\$10,937.00	\$11,937.00	\$11,937.00	\$8,952.75	\$11,937.00	
Supplies	\$187.36	\$173.26	\$200.00		\$200.00	
Postage	\$39.56	\$462.95	\$500.00	\$50.00	\$50.00	
Building Rental				\$371.00	\$500.00	
Internet Expense				\$666.00	\$666.00	4,900.00
Liability Insurance		\$2,351.00	\$2,351.00	\$2,351.00	\$2,351.00	
Other	\$429.00	\$200.00	\$300.00	\$175.00	\$300.00	
Total Expenses	\$47,437.84	\$129,528.52	\$89,398.00	\$51,539.61	\$60,735.66	
Net income or loss	\$49,364.91	\$34,105.52	\$3,932.00	\$32,156.89	\$32,594.34	
Set aside for crack fill and seal				\$25,410.00	\$25,410.00	
Actual working cash				\$6,746.89	\$7,544.34	
CD at ANB Bank					\$80,000.00	
Interest on CD for 2024					\$3,371.00	
Checking account at ANB Bank					\$48,755.13	
				Balance 10/1/24	\$132,126.13	

Rocking Star Ranch
Financial Report
10/6/2024

Assets/Income

First Interstate Bank Account	\$ 16,734.94	Beginning Balance 1/1/2024
2024 Income from Dues	\$ 85,645.00	As of 10/6/2024
Additional Income Expected for 2024	\$ 12,801.50	Due as of 12/31/2024
ANB Account	\$ 48,755.13	Ending Balance as of 10/4/2024
ANB CD	\$ 81,320.00	
First Interstate Bank Account	\$ 51,751.33	Ending Balance as of 10/4/2024
Total Cash on Hand	\$ 181,826.46	As of 10/4/2024

Delinquencies

2023 Delinquencies	\$ 1,690.00	As of 12/31/2023
		9 Homeowners that have not paid anything in
Non-payment as of 10/4/2024	\$ 4,590.00	2024

Expenses (as of 10/4/2024)

Proposed Increase

Janitorial (Toilets on the Go Rental)	\$ 175.00	
Landscaping (weed control)	\$ 15,861.66	
Snow Removal	\$ 7,700.00	
Road Work (gravel)	\$ 1,227.00	
Property Insurance	\$ 2,351.00	
Accounting (Tax Preparation)	\$ 395.00	
Management Fees	\$ 8,952.75	\$4000 Increase for Portal Access for 2025
Postage	\$ 50.00	
Internet Expense (Domain Reg and WIX)	\$ 666.00	
Rental (VFW Rental for Annual Meeting)	\$ 371.00	
Road Grading	\$ 13,600.00	
Total Expenses as of 10/4/2024	\$ 51,539.61	

Proposed Additional Income

Delinquency Income	\$ 1,200.00	5% of Delinquencies Compounded Quarterly
Transfer Fees	\$ 3,000.00	\$300 per Sale estimated at 10 sales per year