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Budget vs. Actuals
Cash basis

Proposed Budget
2026-2027

Golf Creek Ranch HOA - Association level - 2025-2026 GCR Budget

7/1/2025 - 6/30/2026

Account	Actual	Budget	Variance	% of Budget	Budget - 2026-27	
Income						
Association Fee Income	$ 227,045.79	$ 234,000.00	$ (6,954.21)	97.03%	$ 260,000.00	11.11% increase
Convenience Fee Income	$ 782.33	$ -	$ 782.33	--	$ 800.00	
Interest Income	$ 521.65	$ -	$ 521.65	--	$ 500.00	
Late Fee Income	$ 400.00	$ -	$ 400.00	--	$ 500.00	
Reserve Fund Income	$ 38,700.00	$ 40,000.00	$ (1,300.00)	96.75%	$ 40,000.00	
Total for Income	**$ 267,449.77**	**$ 274,000.00**	**$ (6,550.23)**	**97.61%**	**$ 301,800.00**	10.15% increase
Expense						
Accounting/Legal/Prof. Fees	$ 3,027.75	$ 7,500.00	$ (4,472.25)	40.37 %	$ 4,500.00	
Alarm System	$ 1,046.40	$ 1,000.00	$ 46.40	104.64 %	$ 1,200.00	
Auto/Gas/Maintenance	$ 1,797.03	$ 4,000.00	$ (2,202.97)	44.93 %	$ 2,500.00	
Bank Fees	$ 675.67	$ 1,000.00	$ (324.33)	67.57 %	$ 750.00	
Building Repairs	$ 8,923.87	$ 25,000.00	$ (16,076.13)	35.70 %	$ 11,000.00	
Contingency	$ -	$ 3,000.00	$ (3,000.00)	0.00 %	$ 3,000.00	
Convenience Fee Expense	$ 693.50	$ -	$ 693.50	--	$ 800.00	
Decks - Labor & Materials	$ 155.52	$ 1,000.00	$ (844.48)	15.55 %	$ 6,000.00	
Electric	$ 1,730.32	$ 1,500.00	$ 230.32	115.35 %	$ 2,000.00	
Grounds Labor/Material	$ 13,464.71	$ 20,000.00	$ (6,535.29)	67.32 %	$ 15,000.00	
Insurance	$ 30,965.24	$ 27,300.00	$ 3,665.24	113.43 %	$ 32,000.00	
Licenses and Permits	$ 27.25	$ -	$ 27.25	--	$ 100.00	
Management Fees	$ 750.00	$ -	$ 750.00	--	$ 750.00	
Meeting Prep	$ 1,400.00	$ -	$ 1,400.00	--	$ 1,500.00	
Payroll	$ 42,614.29	$ 50,500.00	$ (7,885.71)	84.38 %	$ 50,500.00	
Payroll Fees	$ 468.00	$ 552.00	$ (84.00)	84.78 %	$ 660.00	
Payroll Tax	$ 3,138.90	$ 5,448.00	$ (2,309.10)	57.62 %	$ 3,556.68	
Postage and Delivery	$ 224.95	$ -	$ 224.95	--	$ 250.00	
Sub-total, Expenses:	**$ 111,103.40**	**$ 147,800.00**	**$ (36,696.60)**	**75.17%**	**$ 136,066.68**	
Property Management Fees						
Property Management Fees - Other	$ 7,500.00	$ 10,000.00	$ (2,500.00)	75.00 %	$ 9,000.00	
Total for Property Management Fees	**$ 7,500.00**	**$ 10,000.00**	**$ (2,500.00)**	**75.00 %**	**$ 9,000.00**	
Expenses, continued						
Property Tax	$ 5,090.78	$ 6,200.00	$ (1,109.22)	82.11 %	$ 5,200.00	
Sagebrush Drive	$ 3,006.60	$ 6,500.00	$ (3,493.40)	46.26 %	$ 3,100.00	
Sewer Repairs	$ 2,558.80	$ -	$ 2,558.80	--	$ 2,000.00	
Signs	$ 189.42	$ -	$ 189.42	--	$ 600.00	
Snow Removal	$ 2,197.72	$ 6,000.00	$ (3,802.28)	36.63 %	$ 6,000.00	
Sprinkler Repairs	$ 10,217.23	$ 10,000.00	$ 217.23	102.17 %	$ 15,000.00	
Trash	$ 331.00	$ -	$ 331.00	--	$ 350.00	
Trash Removal & Recycling	$ 2,222.68	$ 2,500.00	$ (277.32)	88.91 %	$ 2,300.00	
Water & Sewer	$ 41,518.70	$ 45,000.00	$ (3,481.30)	92.26 %	$ 45,670.57	
Total for Expense	**$ 185,936.33**	**$ 234,000.00**	**$ (48,063.67)**	**79.46 %**	**$ 225,287.25**	
Net Operating Income	**$ 81,513.44**	**$ 40,000.00**	**$ 41,513.44**	**203.78 %**	**$ 76,512.75**	
Non-operating Income						
Transfer Fee Income	$ 100.00	$ -	$ 100.00	--	$ 100.00	
Wildfire Risk Management Grant	$ 6,000.00	$ -	$ 6,000.00	--	$ 6,000.00	
Total for Non-operating Income	**$ 6,100.00**	**$ -**	**$ 6,100.00**	**0.00 %**	**$ 6,100.00**	
Non-operating Expense						
Special Projects						
Asphalt Patching, Sealing & Top-Coating	$ 21,241.00	$ 15,000.00	$ 6,241.00	141.61 %	$ 30,000.00	Bridge Removal and Replacement
Garage Repairs	$ 14,872.00	$ -	$ 14,872.00	--	$ 8,000.00	Tree Removal, Pruning and Trimming
Sewer Heat Tape	$ 5,201.51	$ -	$ 5,201.51	--	$ 4,000.00	Landscaping & Improvements - GCR sign
Tree Triming	$ 20,374.78	$ -	$ 20,374.78	--		
Water Leak Detection & Repairs	$ 26,832.73	$ 20,000.00	$ 6,832.73	134.16 %		
Total for Projects	**$ 88,522.02**	**$ 35,000.00**	**$ 53,522.02**	**252.92 %**	**$ 42,000.00**	
Transfer Fee Expense	$ 100.00	$ -	$ 100.00	--	$ 100.00	
Total for Non-operating Expense	**$ 88,622.02**	**$ 35,000.00**	**$ 53,622.02**	**253.21 %**	**$ 42,100.00**	
Net Non-operating Income	**$ (82,522.02)**	**$ (35,000.00)**	**$ (47,522.02)**	**235.78 %**	**$ (36,000.00)**	
Net Income	**$ (1,008.58)**	**$ 5,000.00**	**$ (6,008.58)**	**-20.17 %**	**$ 40,512.75**	to Reserves