

# RANCHO SAN JUAN HOMEOWNERS ASSOCIATION

FILED

## BUDGET 2024

msa/10 NOV 16 2023

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITII  
AND CONDOMINIUM HOTELS

Total Units	61
Monthly Assessment per Unit:	\$ 126.50
Special Monthly Reserve Assessment	\$ 100.00

OPERATING REVENUE	PER UNIT	MONTHLY	PER UNIT	ANNUAL
Assessment Revenue	\$ 126.50	\$ 7,716.50	\$ 1,518.00	\$ 92,598.00
Special Reserve Assessment	\$ 100.00	\$ 6,100.00	\$ 1,200.00	\$ 73,200.00
<b>Total Revenue:</b>	<b>\$ 226.50</b>	<b>\$ 13,816.50</b>	<b>\$ 2,718.00</b>	<b>\$ 165,798.00</b>

**OPERATING EXPENSES**

**Common Area Maintenance**

General Repairs & Maintenance	\$ 13.93	\$ 850.00	\$ 167.21	\$ 10,200.00
Backflow/Hydrant Maintenance	\$ 0.33	\$ 20.00	\$ 3.93	\$ 240.00

**Lighting**

Lighting Repairs	\$ 0.33	\$ 20.00	\$ 3.93	\$ 240.00
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**Pool Maintenance**

Pool Maintenance Contract - No in 2024	\$ -	\$ -	\$ -	\$ -
Pool Repairs & Supplies - No in 2024	\$ -	\$ -	\$ -	\$ -
Pool Permits - No in 2024	\$ -	\$ -	\$ -	\$ -

**Insurance & Taxes**

Insurance Package Policy	\$ 4.92	\$ 300.00	\$ 59.02	\$ 3,600.00
IRS/Tax Preparation	\$ 0.41	\$ 25.00	\$ 4.92	\$ 300.00
Audit/Review/Tax Return	\$ 1.64	\$ 100.00	\$ 19.67	\$ 1,200.00

**Management & Administrative**

Management Fees (3% Increase)	\$ 14.35	\$ 875.50	\$ 172.23	\$ 10,506.00
Management Other	\$ 1.64	\$ 100.00	\$ 19.67	\$ 1,200.00
Postage	\$ 1.64	\$ 100.00	\$ 19.67	\$ 1,200.00
Coupon books	\$ 0.41	\$ 25.00	\$ 4.92	\$ 300.00

**Community Expenses**

Bank Fees	\$ 0.16	\$ 10.00	\$ 1.97	\$ 120.00
Legal Fees	\$ 12.30	\$ 750.00	\$ 147.54	\$ 9,000.00
Secretary of State	\$ 0.07	\$ 4.17	\$ 0.82	\$ 50.04
Ombudsman fees	\$ 0.38	\$ 23.00	\$ 4.52	\$ 276.00

**Utilities**

Water	\$ 34.43	\$ 2,100.00	\$ 413.11	\$ 25,200.00
Sewer	\$ 4.11	\$ 251.00	\$ 49.38	\$ 3,012.00
Electricity	\$ 1.23	\$ 75.00	\$ 14.75	\$ 900.00
Telephone/ internet	\$ 0.41	\$ 25.00	\$ 4.92	\$ 300.00

**Reserve Contribution**

Reserve Contribution Transfer	\$ 33.82	\$ 2,062.83	\$ 405.80	\$ 24,753.96
Special Monthly Reserve Assessment	\$ 100.00	\$ 6,100.00	\$ 1,200.00	\$ 73,200.00

<b>Total Operating Expenses:</b>	<b>\$ 226.50</b>	<b>\$ 13,816.50</b>	<b>\$ 2,718.00</b>	<b>\$ 165,798.00</b>
<b>Excess of Revenue or (Expense)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0.00)</b>	<b>\$ -</b>

**PROPOSED RESERVE BUDGET 2024**

**Monthly:**

**Annual:**

**Projected for 2024**

<b>Anticipated Reserve Balance, Beginning of Year</b>		\$	156,752.18
<b>Anticipated Reserve Contribution for 2024</b>	\$	2,062.83	\$ 24,753.96
<b>Special Monthly Reserve Assessment</b>	\$	6,100.00	\$ 73,200.00
<b>Anticipated Reserve Interest for 2024</b>	\$	25.00	\$ 300.00
<b>SUB TOTAL (BEFORE RESERVE EXPENDITURES)</b>			<b>\$ 255,006.14</b>
<b>Anticipated Reserve Expenditures for 2024</b>			
Asphalt - Major Rehab - Can not afford at this time - \$330,000		\$	-
Asphalt - Preservation		\$	50,000.00
Wrought Iron Fencing - Repair/Repaint		\$	3,500.00
Landscape - Renovate - Not needed at this time (\$30,000)		\$	-
Irrigation System Refurbish - Not Needed at this time (\$30,000)			
Swing Set Replace		\$	10,000.00
Pool - Replaster (not in 2024 - \$15,000)			
Pool Equipment - Replace (not in 2024 - \$7,500)			
Pool Deck Re-surface (not in 2024 - \$30,000)			
Pool Deck - Reseal (not in 2024 - \$5,000)			
Pool Furniture & Shade Structure - Replace (not in 2024 - \$10,000)			
Tile Roof - Restack Clubhouse		\$	19,800.00
Clubhouse Exterior - Repaint/Repair		\$	6,000.00
Misc Building Surfaces - Major Repair			\$3,000
Clubhouse Interior Remodel			\$50,000
Clubhouse Interior - General Repairs/Projects			\$10,000
<b>* reserve expenses listed above are only projected amounts</b>			
<b>TOTAL 2024 RESERVE EXPENDITURES</b>		\$	<b>152,300.00</b>
<b>ANTICIPATED RESERVE BALANCE AS OF DECEMBER 31, 2024</b>		\$	<b>102,706.14</b>
<b>Reserve Balance Required by End of 2024 per Reserve Study</b>		\$	<b>142,200.00</b>
<b>Projected Percent Funded in Reserves at End of 2024</b>			<b>72%</b>

*Adopted 10/11/2023*