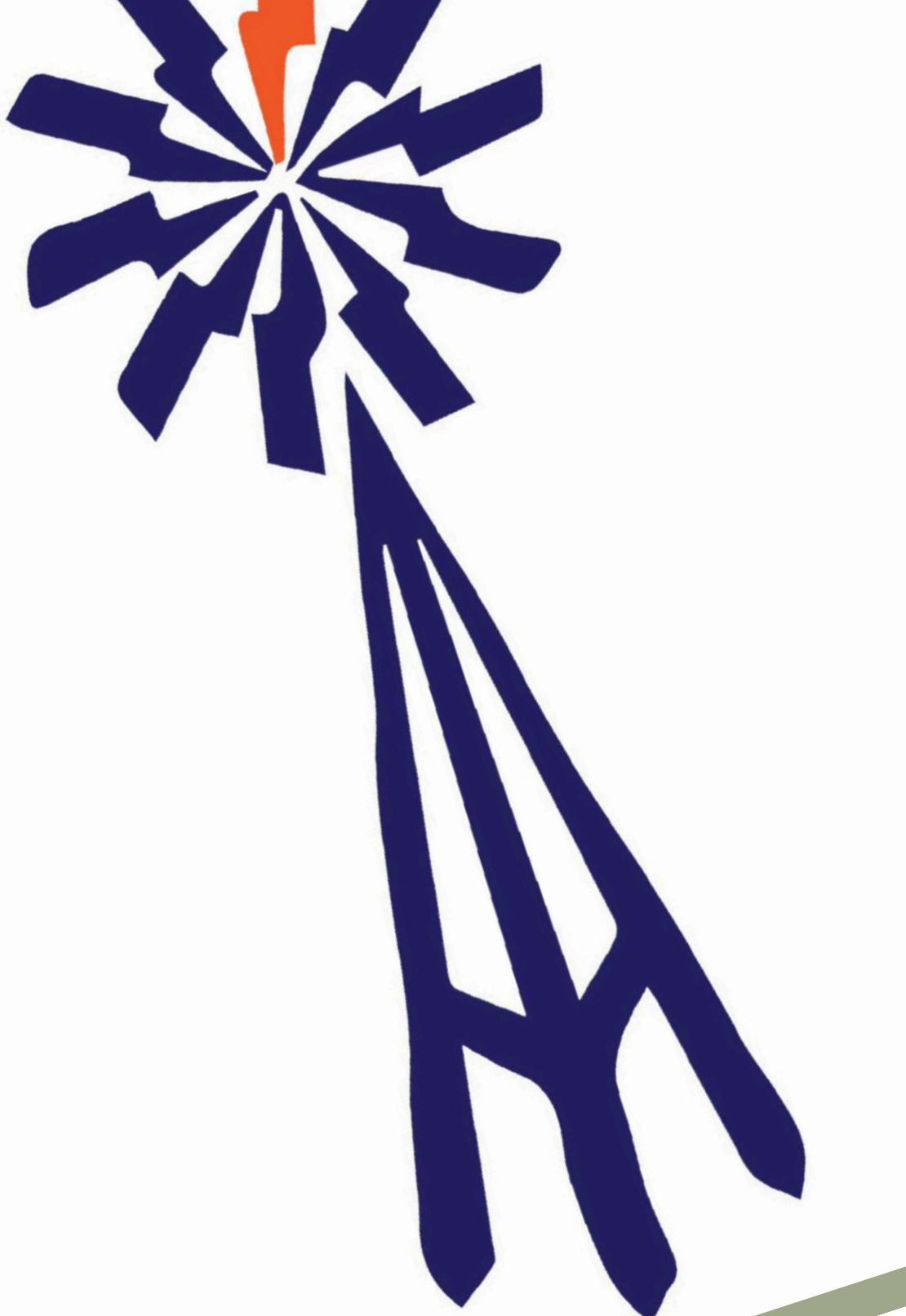


POWER RANCH BUDGET TOWN HALL

October 16, 2025



AGENDA

Call Meeting to Order

State of the Association

Budget Breakdown

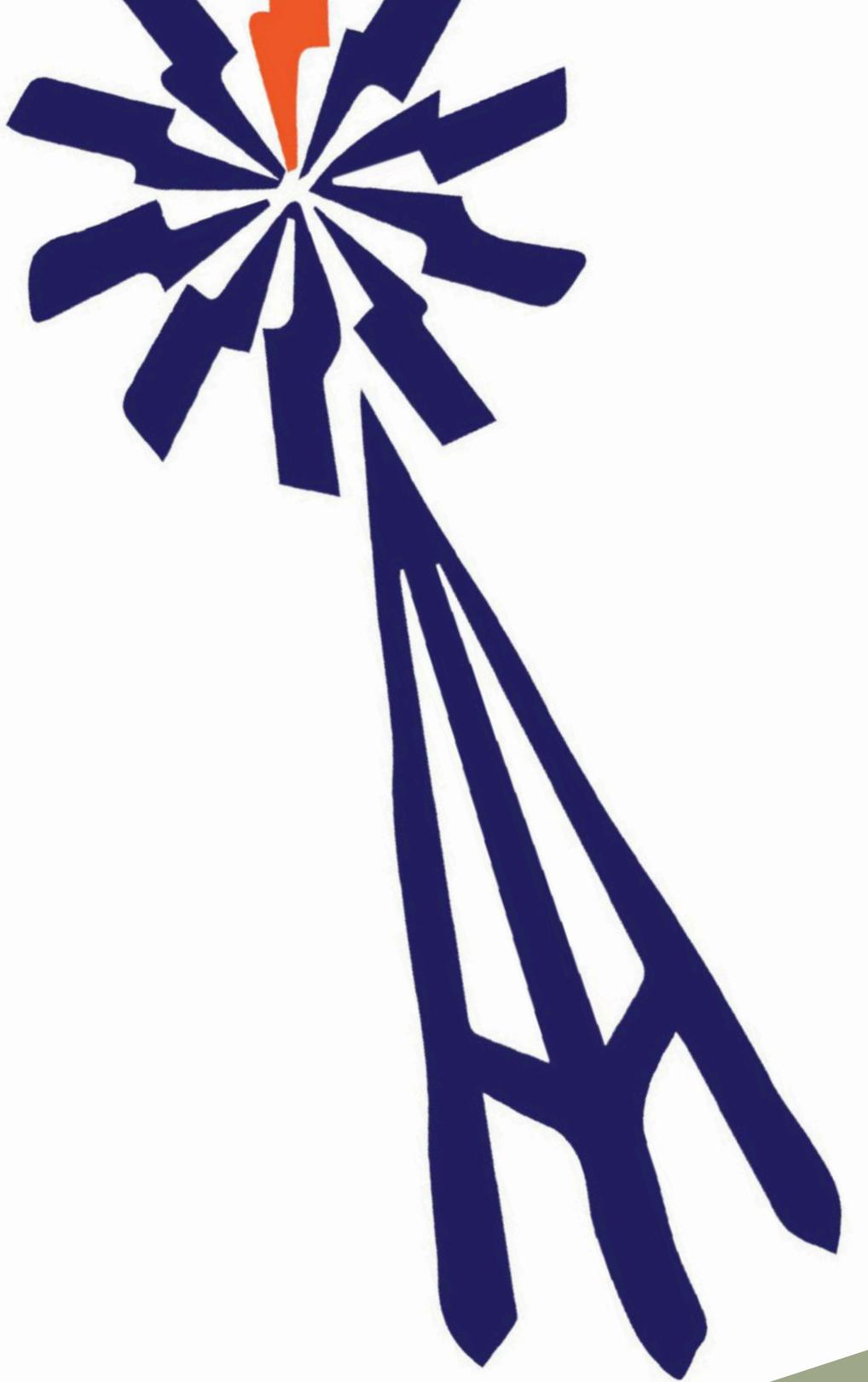
Best Practices & Historical Data

2026 Assessment Breakdown

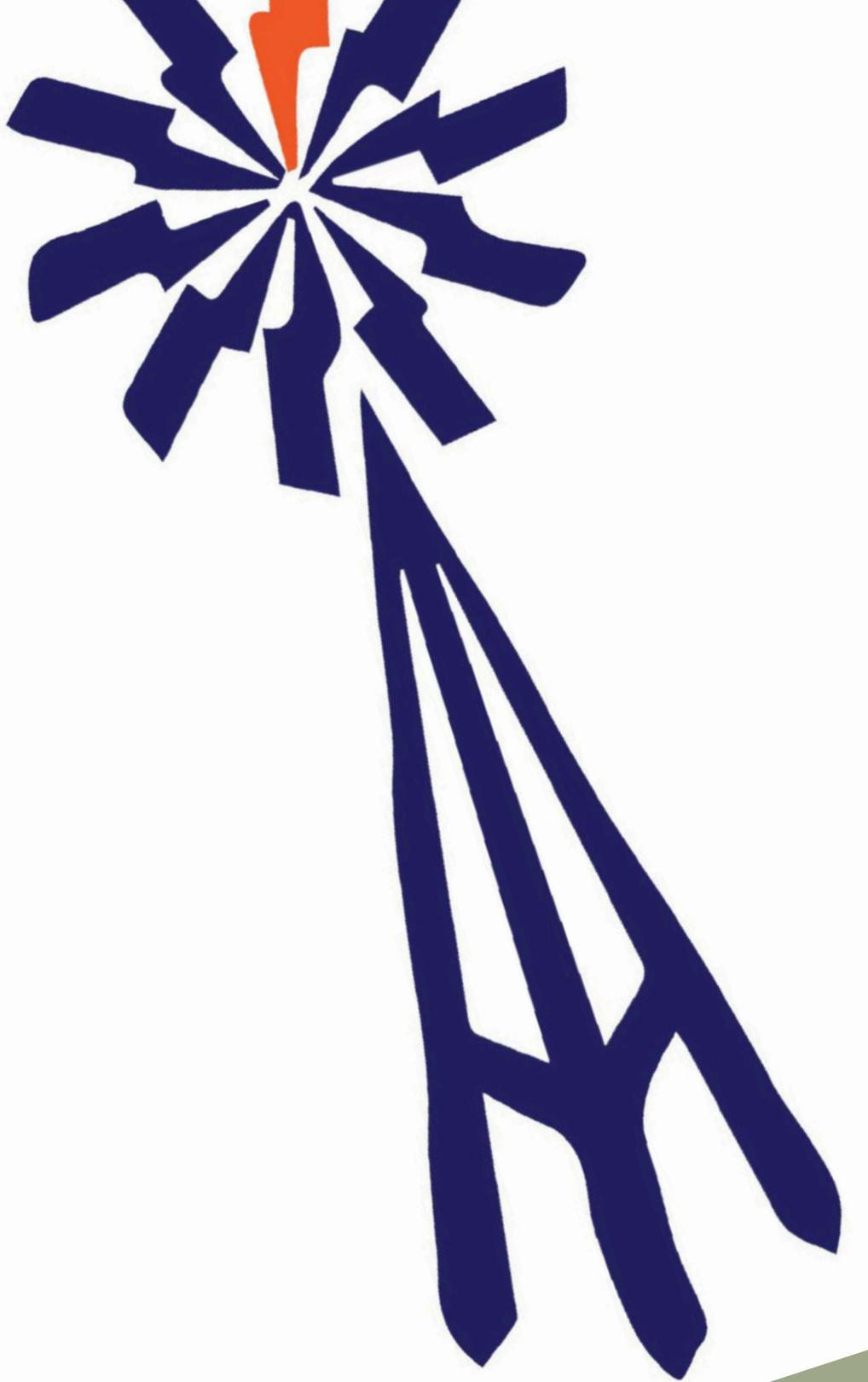
Resident Questions

Adjourn

CALL TO ORDER



STATE OF THE ASSOCIATION



STATE OF THE ASSOCIATION

Account Balances as of September 30, 2025

Master Reserve Fund: \$8,150,711

Master Operating Cash: \$1,418,390

Master Capital Improvement Fund: \$571,082

Knolls Reserve Fund: \$846,225

Village Reserve Fund: \$148,194

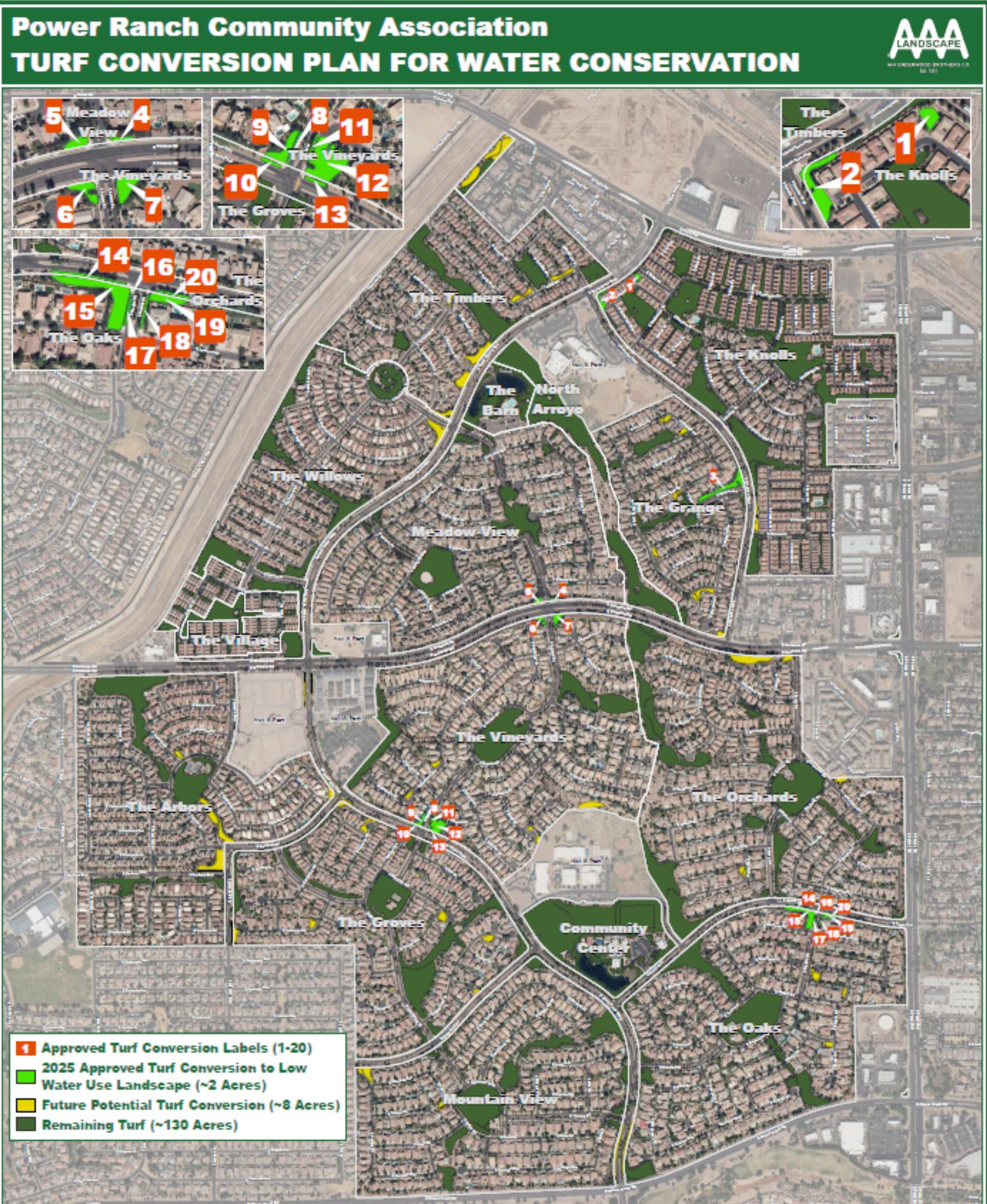
STATE OF THE ASSOCIATION

Approved Board Projects

Dec. 2024: Water Reduction Plan

- Turf Conversion at 20 locations across the community (in progress)
- 6,162 sprinkler nozzle replacements
- The removal of 111 cottonwood trees

Total Cost: \$243,301 paid out of the Capital Improvement Fund



STATE OF THE ASSOCIATION

Approved Board Projects

January 2025: Access System

- New gate access system was installed and launched in March.
- This included new fob readers at all five pools, splash pad, the Ranch House, Barn, and the tennis courts.
- Year to date 2,400 fobs have been handed out to homeowners and renters

Total Cost: \$83,103.57 paid out of reserves



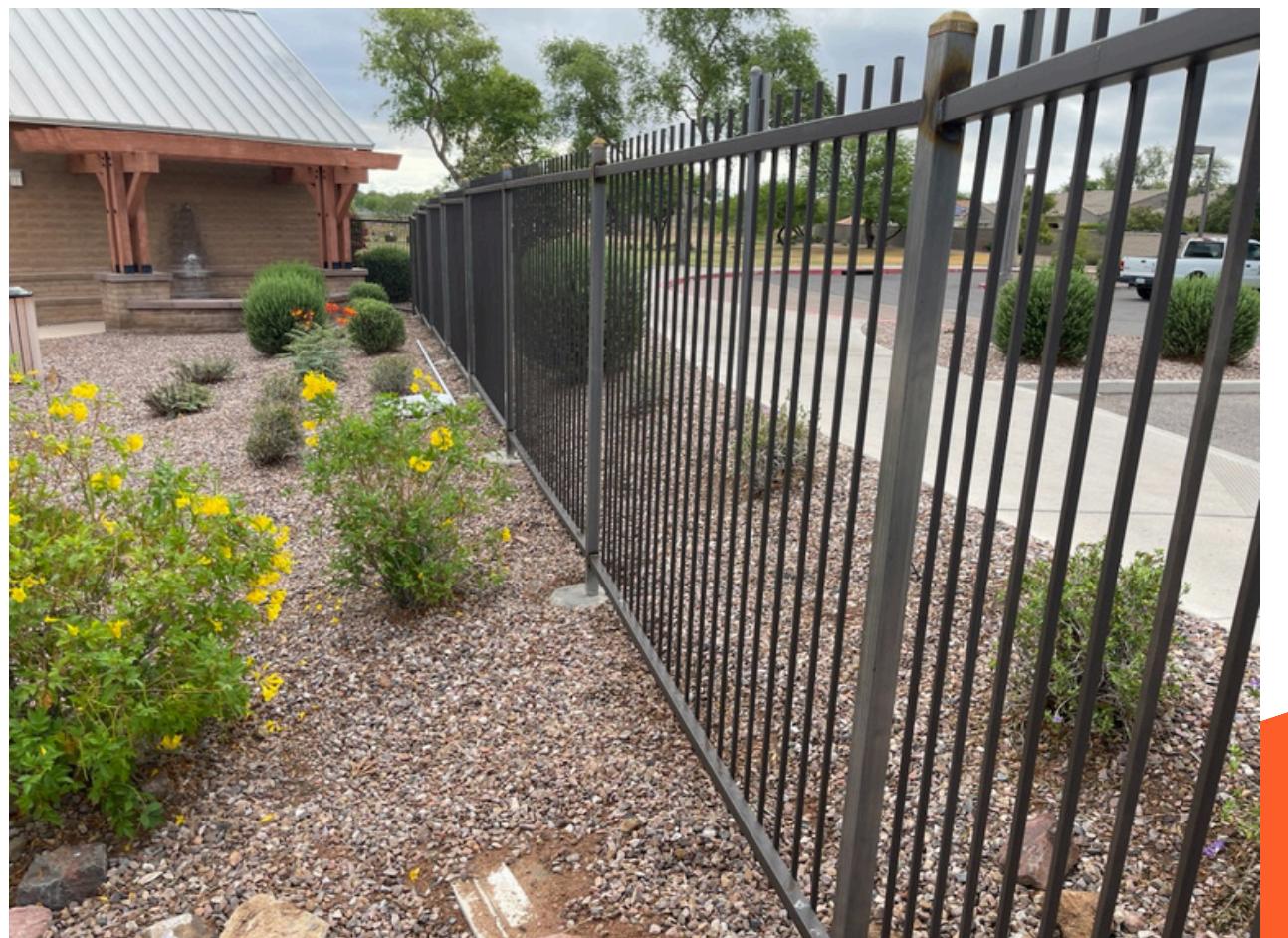
STATE OF THE ASSOCIATION

Approved Board Projects

April 2025: Fencing Replacement

- Fence at the Ranch House pool, Barn pool, Carriage House patio and porch, and Community Center Weather Station was replaced.
- Old fence was 10-25 years old depending on location.

Total Cost: \$157,053.60 paid out of reserves.



STATE OF THE ASSOCIATION

Approved Board Projects

April 2025: South Pump Station VFD and Submersible Pumps

- Both components are vital to delivering water to our landscaping especially during peak water season in the summer

Total Cost: ~\$30,000



STATE OF THE ASSOCIATION

Approved Board Projects

June 2025: Lake Dredging

- First dredging of the two community lakes in 25 years.
- 1,500 cubic yards of sediment will be removed upon completion.
- This will help control algae and invasive aquatic plants.
- Improves water clarity, odor, and overall aesthetics

Total Cost: ~\$295,000 paid out of reserves



STATE OF THE ASSOCIATION

Other Board approved projects in 2025

- Removal of 650+ dead, dying, or damaged trees in the community
- Main Monument Refurbishment Project (9 in 6 locations)
- Tennis Court Lights Replacement
- Tennis Court Fence Repairs
- Chlorinator pumps at all Knolls spas
- Irrigation controller replacements in the Village and the Knolls

STATE OF THE ASSOCIATION

Upcoming Reserve Projects - Urgency Level List

Priority Level	Category	Number of Upcoming Projects
1 - Critical Infrastructure	Immediate Action Required	105
2- Preventative Maintenance	Time-Sensitive Maintenance	42
3 - Functional / Aesthetic Upgrades	Important but Flexible	12
4 - Deferrable / Staged Work	Can be Deferred or Phased	25
5 - Low Near-Term Need	Future Consideration	43

STATE OF THE ASSOCIATION

Upcoming urgency items for Fall 2025

- **Tier 1**
 - Irrigation Controller Replacements (Master)
 - Ranch House Pier Reconstruction
 - Common Area Rejuvenation and Tree Management
- **Tier 2**
 - Pool Decking Seal/Repair at several pools
 - Party Trailer Refurbishment
 - Pool furniture replacement
- **Tier 3**
 - Artificial Turf Installation at the Barn event lawn
 - Permanent Lighting on Windmills

STATE OF THE ASSOCIATION

Projected Projects for 2026

- **Tier 1**

- Landscape Rejuvenation Projects in the Knolls and Village
- South Pump Station repairs & equipment replacements
- Ranch House HVAC Units
- Sports Courts Resurfacing
- Well Maintenance

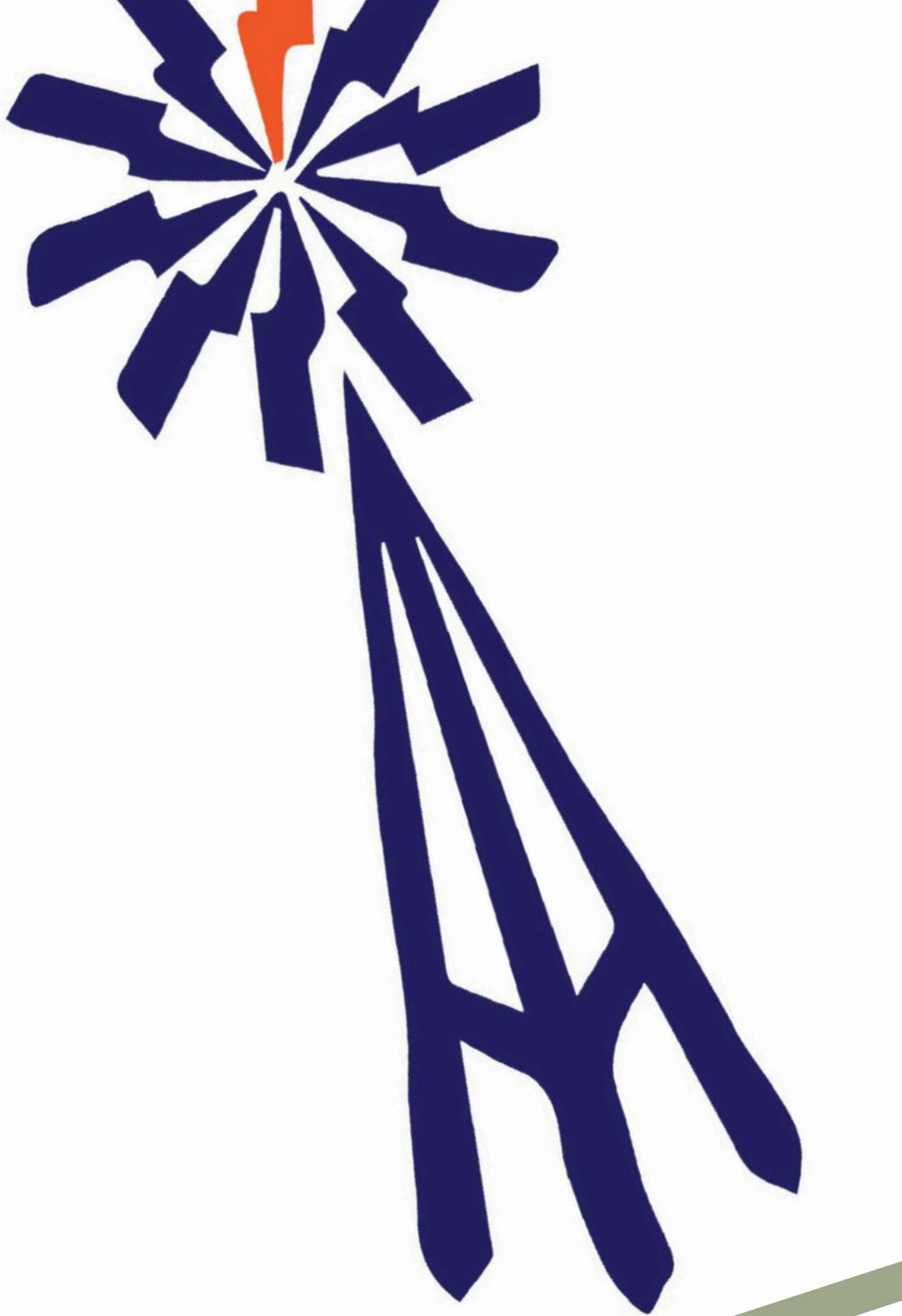
- **Tier 2**

- View Fence & Block Wall Painting in 6 neighborhoods
- Wood Surfaces Repainting
- Landscape Granite Replenishment
- Knolls Pool House Exterior & Fence Painting

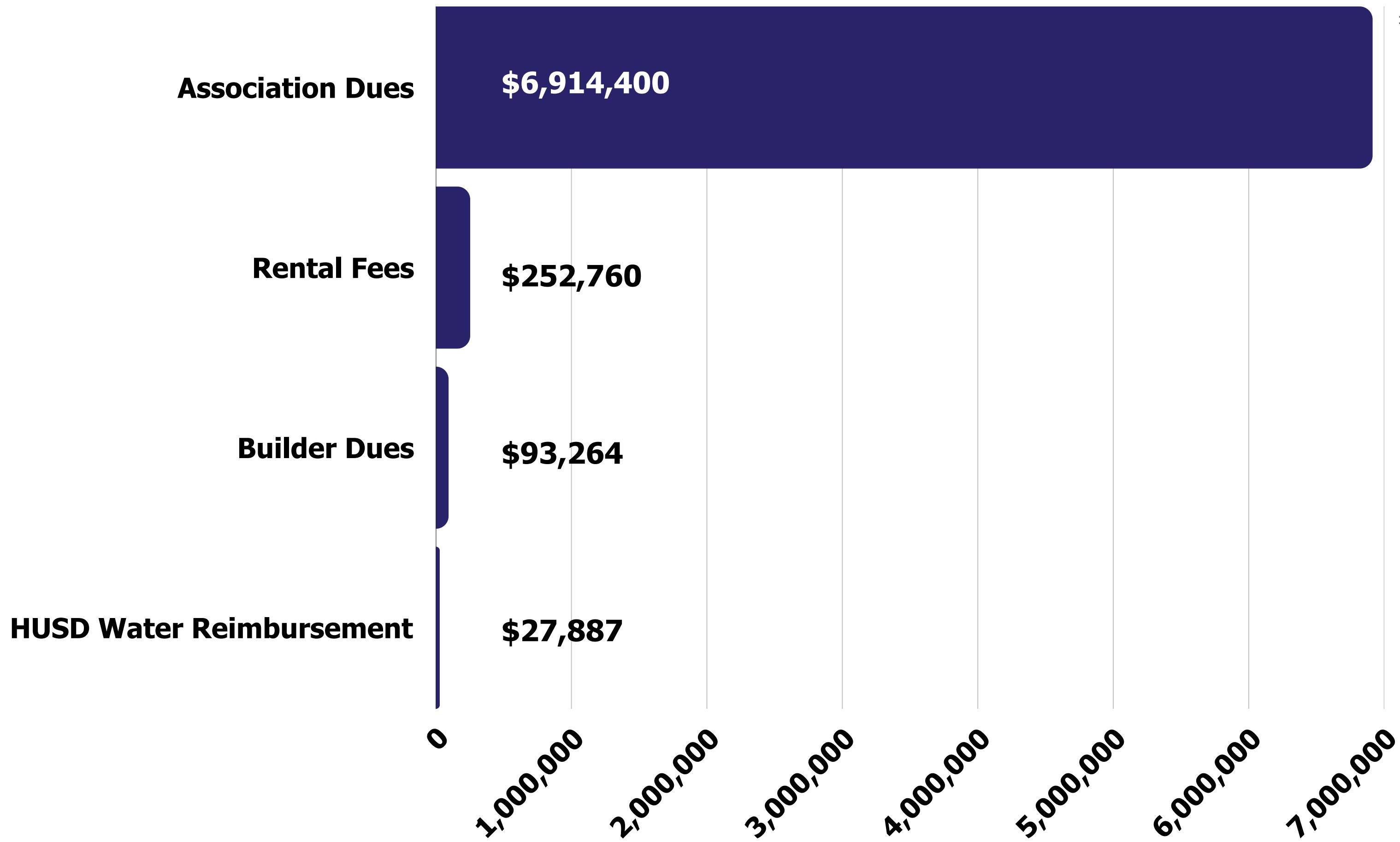
- **Tier 3**

- Audio/Visual Upgrades for Barn & Ranch House
- Play Structure repairs and replacements
- Park Furniture replacements

BUDGET BREAKDOWN



OVERALL MASTER BUDGET INCOME



*Numbers based off the projected 2026 budget

UNIT COST COMPARATIVE HIGHLIGHTS

MASTER EXPENSE CATEGORIES

	2026 Budget	2025 Budget	\$ Change	2026 Quarterly	2025 Quarterly
	Cost Per Unit	Cost Per Unit		Cost Per Unit	Cost Per Unit
Administrative	462,868	406,274	56,594	26.91	23.62
Contract Services	133,809	193,290	-59,481	7.78	11.24
Insurance	133,548	127,766	5,782	7.76	7.43
Lakes	66,867	64,873	1,994	3.89	3.77
Landscaping	3,190,034	2,943,876	246,158	185.47	171.16
Management & Staff Fees	1,291,620	1,224,509	67,111	75.09	71.19
Parts & Supplies	20,500	14,390	6,110	1.19	0.84
Pest Control	187,380	29,580	157,800	10.89	1.72
Pools	114,930	137,949	-23,019	6.68	8.02
Repair & Maintenance	81,496	72,104	9,392	4.74	4.19
Utilities	633,112	478,478	154,634	36.81	27.82

*Per unit cost based on 4,300 billable memberships

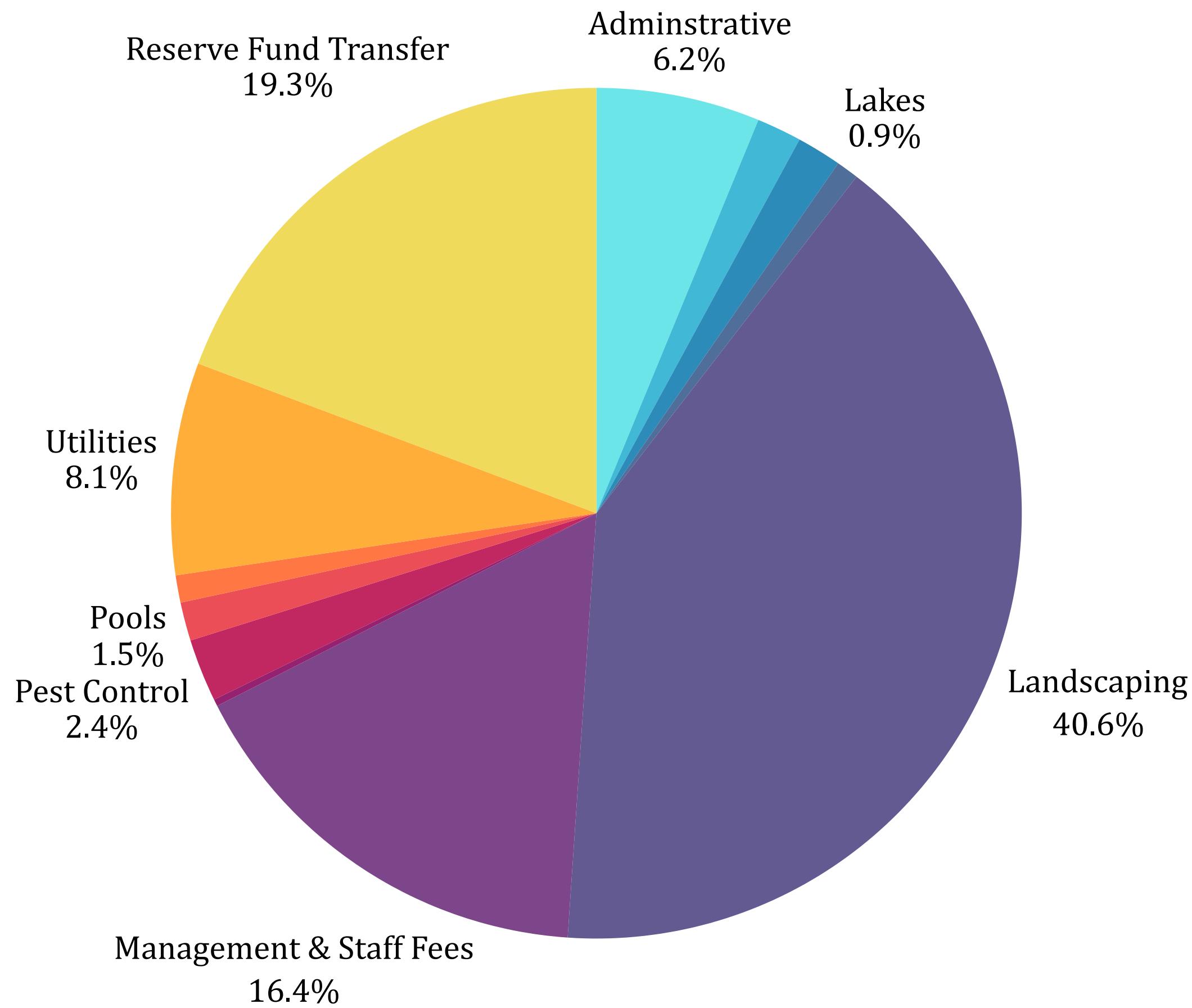
UNIT COST COMPARATIVE HIGHLIGHTS

MASTER EXPENSE LINE ITEMS

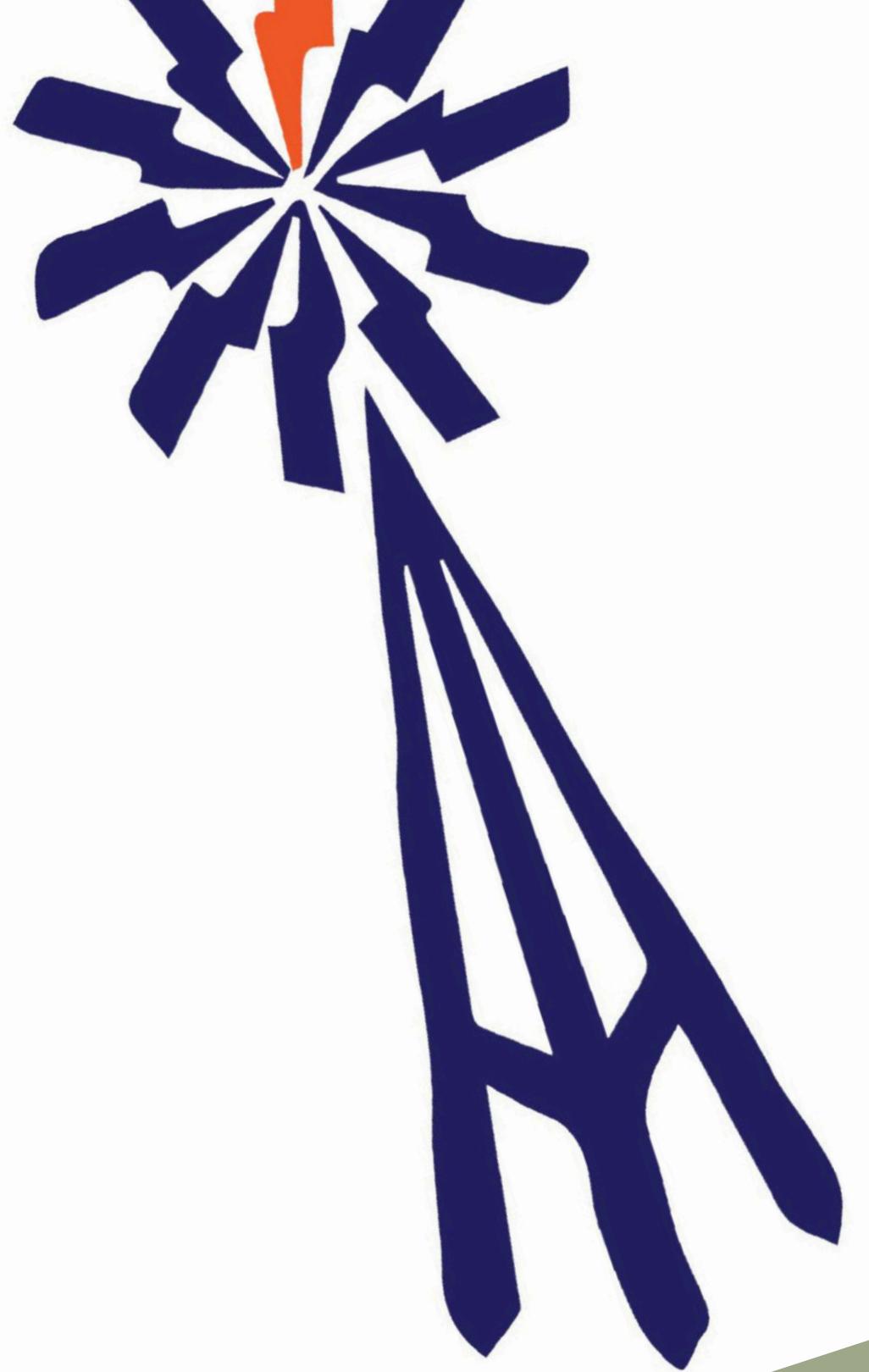
	2026 Budget	2025 Budget	\$ Change	2026 Quarterly Cost Per Unit	2025 Quarterly Cost Per Unit
619 Landscape Contract	2,248,056	2,193,216	54,840	130.70	127.51
505 On-Site Services	1,290,120	1,223,009	67,111	75.01	71.11
758 Water	390,374	243,000	147,374	22.70	14.13
751 Electricity	218,060	212,106	5,954	12.68	12.33
62502 Gopher Remediation	170,628	5,400	165,228	9.92	0.31
629 Pool Service	59,820	63,439	-3,619	3.48	3.69
61801 Lake Maintenance Contract	24,000	12,108	11,892	1.40	0.70

*Per unit cost based on 4,300 billable memberships

2026 BUDGET EXPENSES



BEST PRACTICES & HISTORICAL DATA



BUDGETING BEST PRACTICES

- Multi-year financial forecasting
- Comparative vendor analysis
- Alignment with reserve study
- Use of historical data and spending trends
- Evaluation of utility rate projections
- Strategic adjustments to services and contracts
- Focus on long-term financial stability

WHAT DO YOUR ASSESSMENTS COVER?

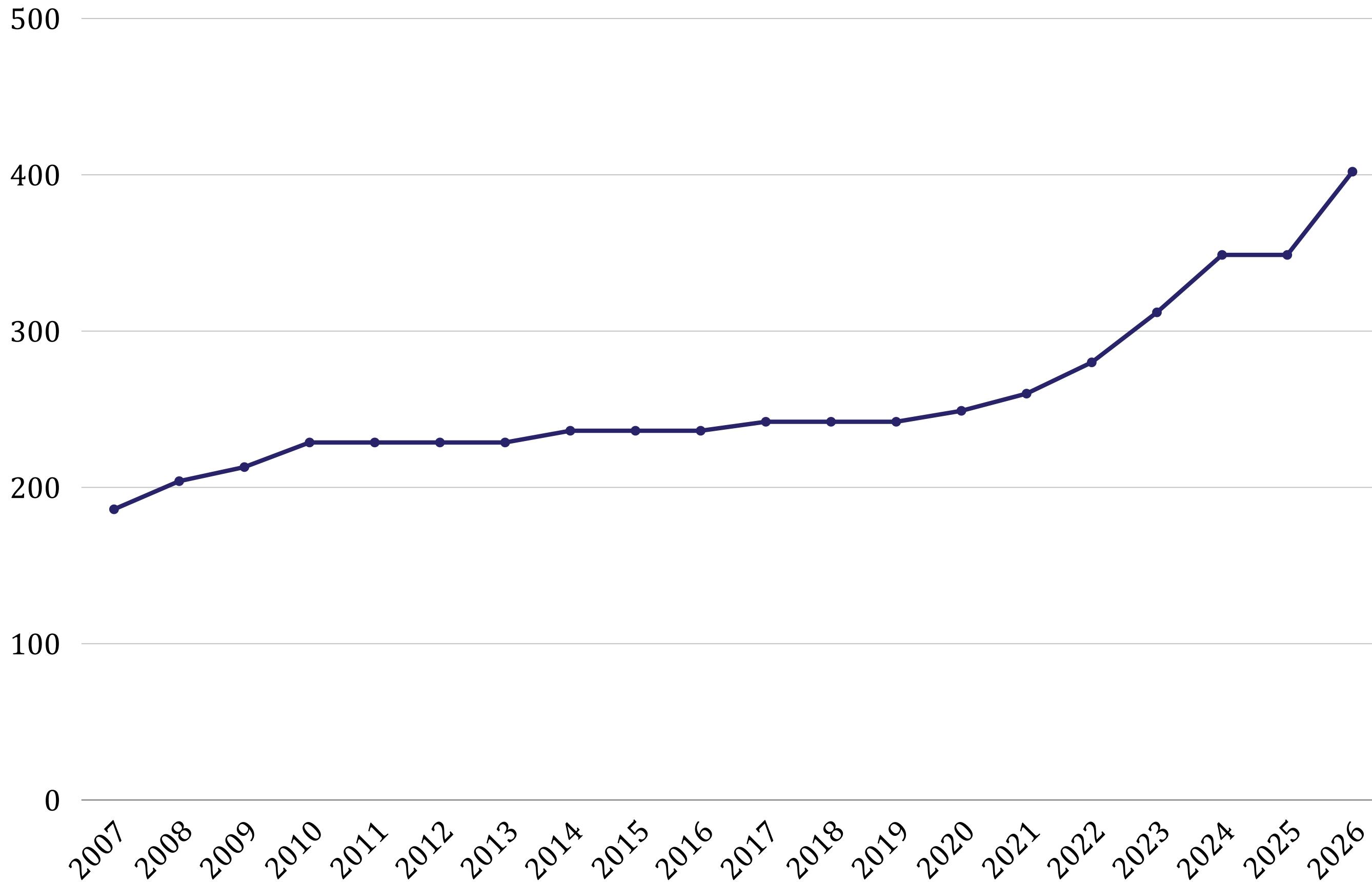
Master Association, Knolls, and Village Financial Categories

Reserve contributions along with the following operating categories:

- Adminstrative
- Contract Services
- Insurance
- Lakes
- Landscaping
- Management & Staff Fees
- Parts & Supplies
- Pest Control
- Pools
- Repair & Maintenance
- Utilities

HISTORICAL ASSESSMENT DATA

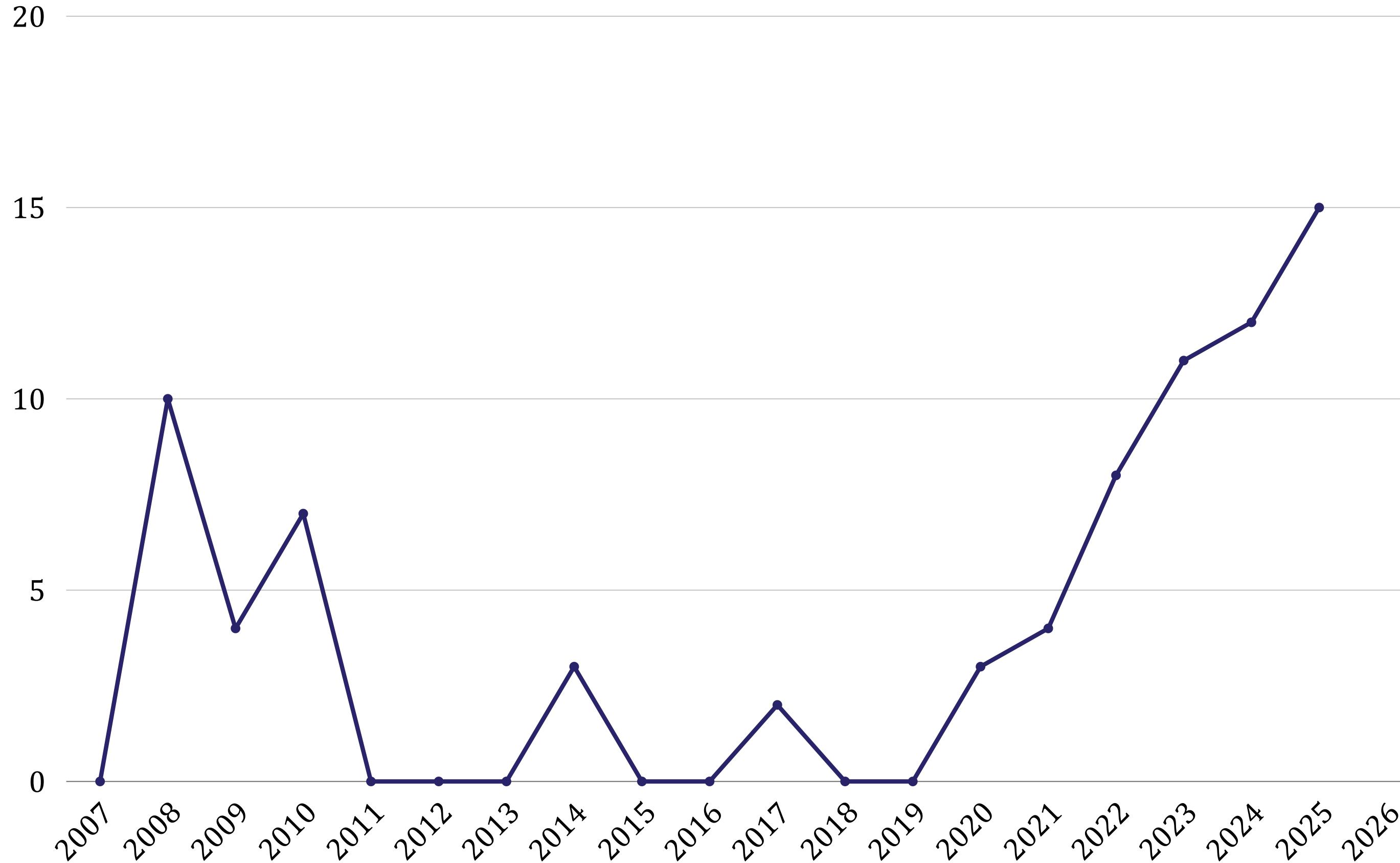
Master Quarterly Assessments from 2007 to 2026



	Assessment
2007	\$ 186.00
2008	\$ 204.00
2009	\$ 213.00
2010	\$ 228.75
2011	\$ 228.75
2012	\$ 228.75
2013	\$ 228.75
2014	\$ 236.25
2015	\$ 236.25
2016	\$ 236.25
2017	\$ 242.00
2018	\$ 242.00
2019	\$ 242.00
2020	\$ 249.00
2021	\$ 260.00
2022	\$ 280.00
2023	\$ 312.00
2024	\$ 348.75
2025	\$ 348.75
2026	\$ 402.00

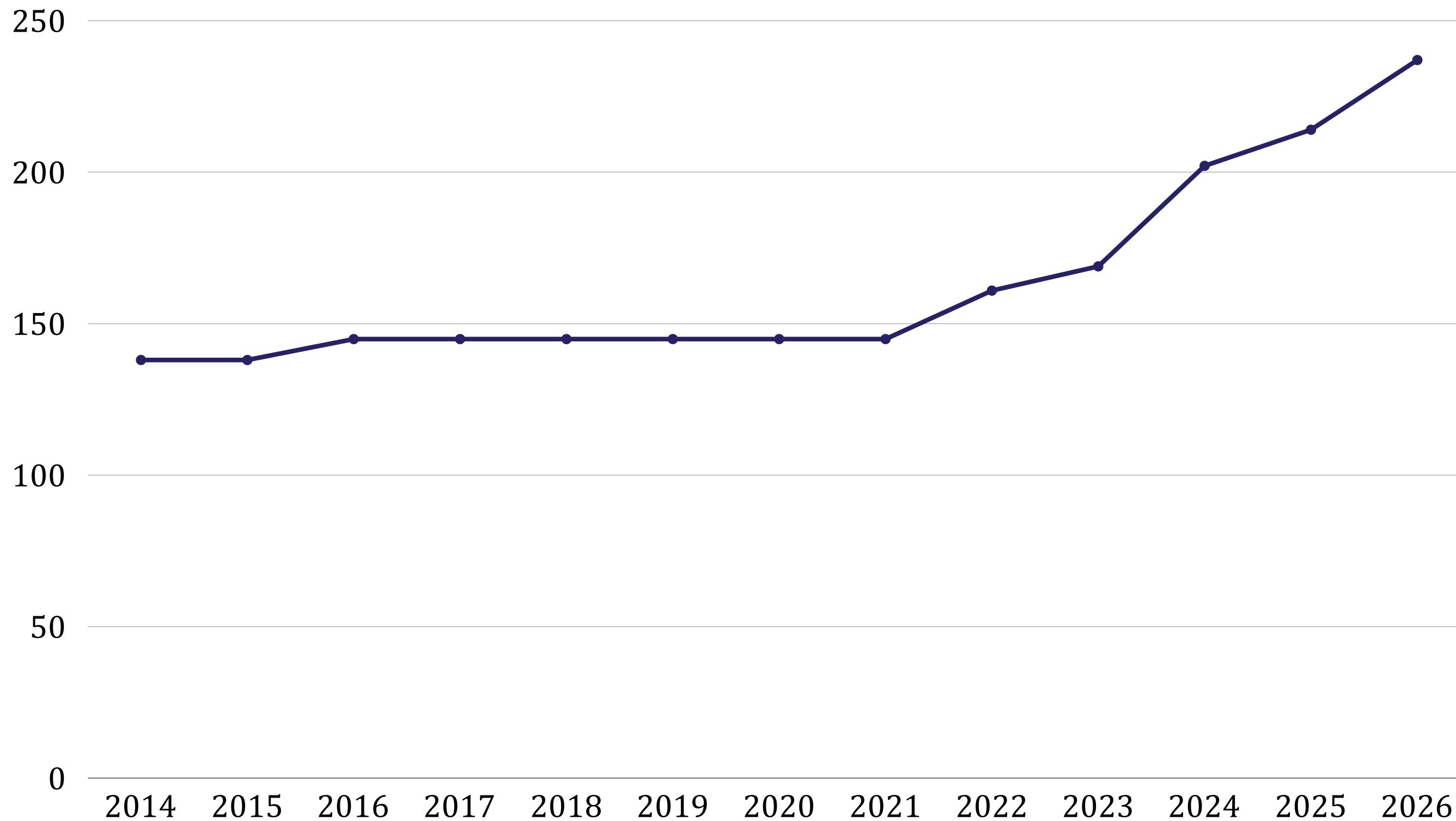
HISTORICAL ASSESSMENT DATA

Master Quarterly Assessment Percentage Increases



HISTORICAL ASSESSMENT DATA

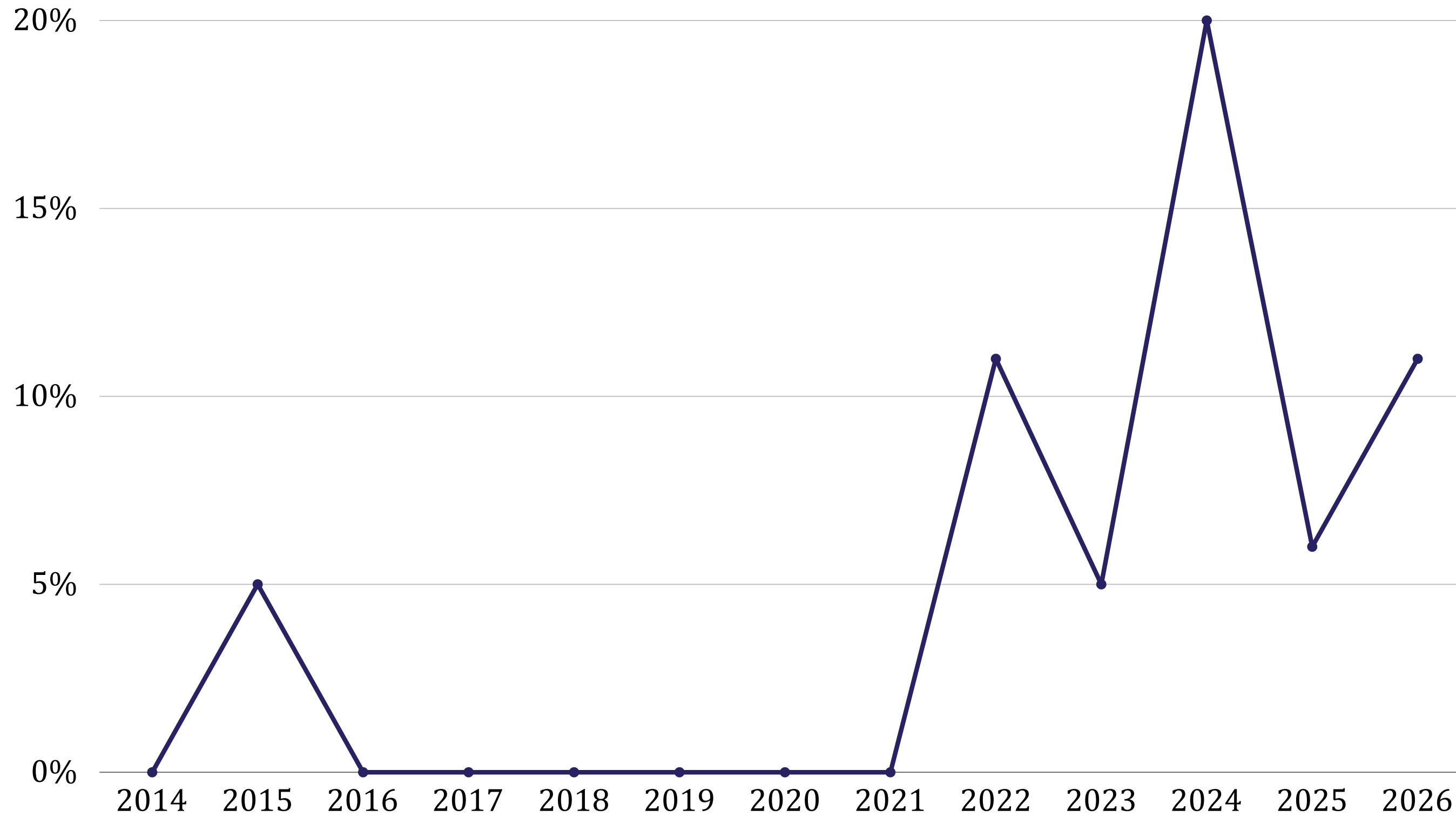
Knolls Type A Quarterly Assessments from 2007 to 2026



Assessment
2014 \$ 138.00
2015 \$ 138.00
2016 \$ 144.90
2017 \$ 144.90
2018 \$ 144.90
2019 \$ 144.90
2020 \$ 144.90
2021 \$ 144.90
2022 \$ 160.90
2023 \$ 168.90
2024 \$ 202.08
2025 \$ 214.00
2026 \$ 237.00

HISTORICAL ASSESSMENT DATA

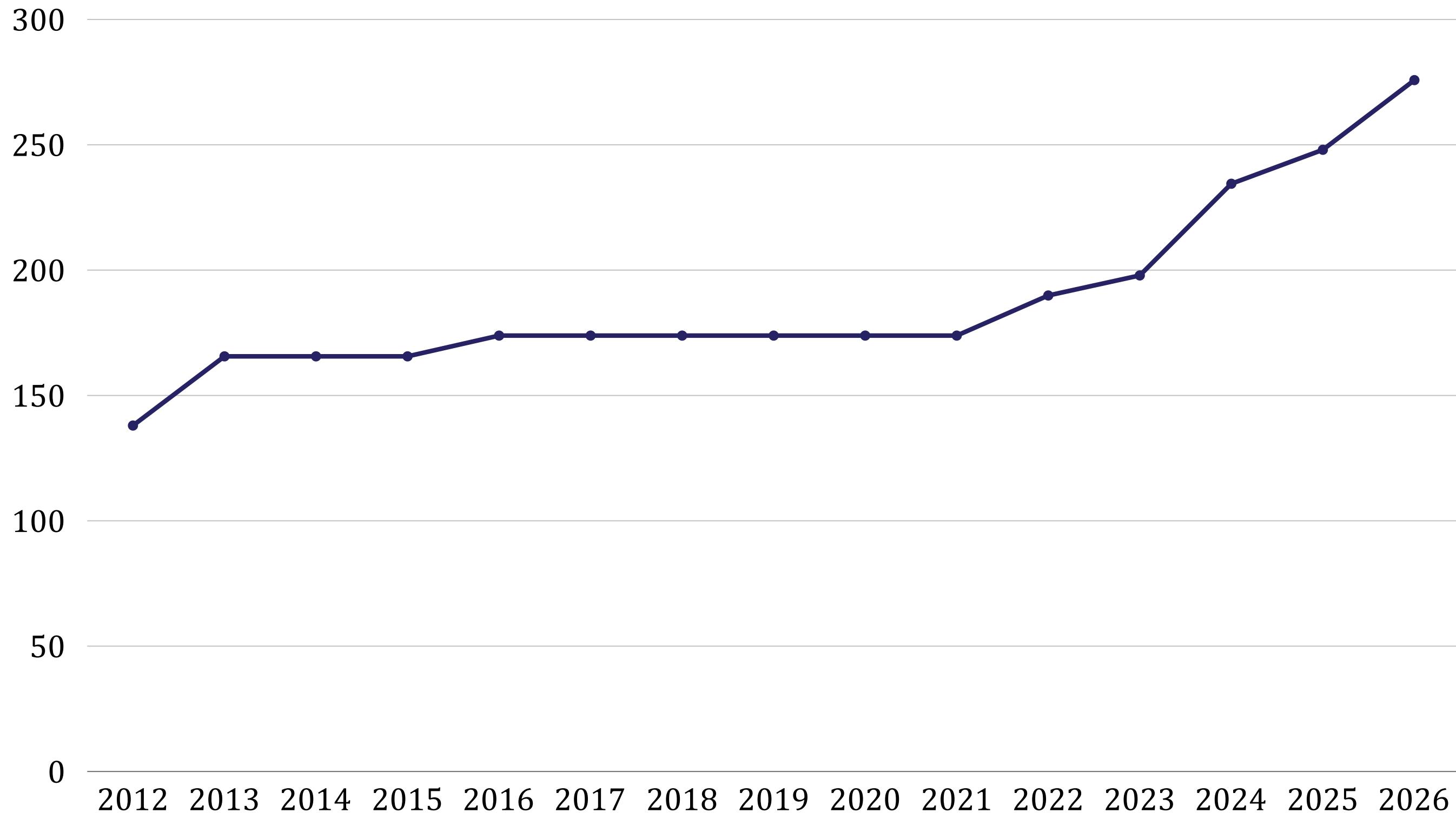
Knolls Type A Quarterly Assessment Percentage Increases



	Increase
2014	0%
2015	5%
2016	0%
2017	0%
2018	0%
2019	0%
2020	0%
2021	0%
2022	11%
2023	5%
2024	20%
2025	6%
2026	11%

HISTORICAL ASSESSMENT DATA

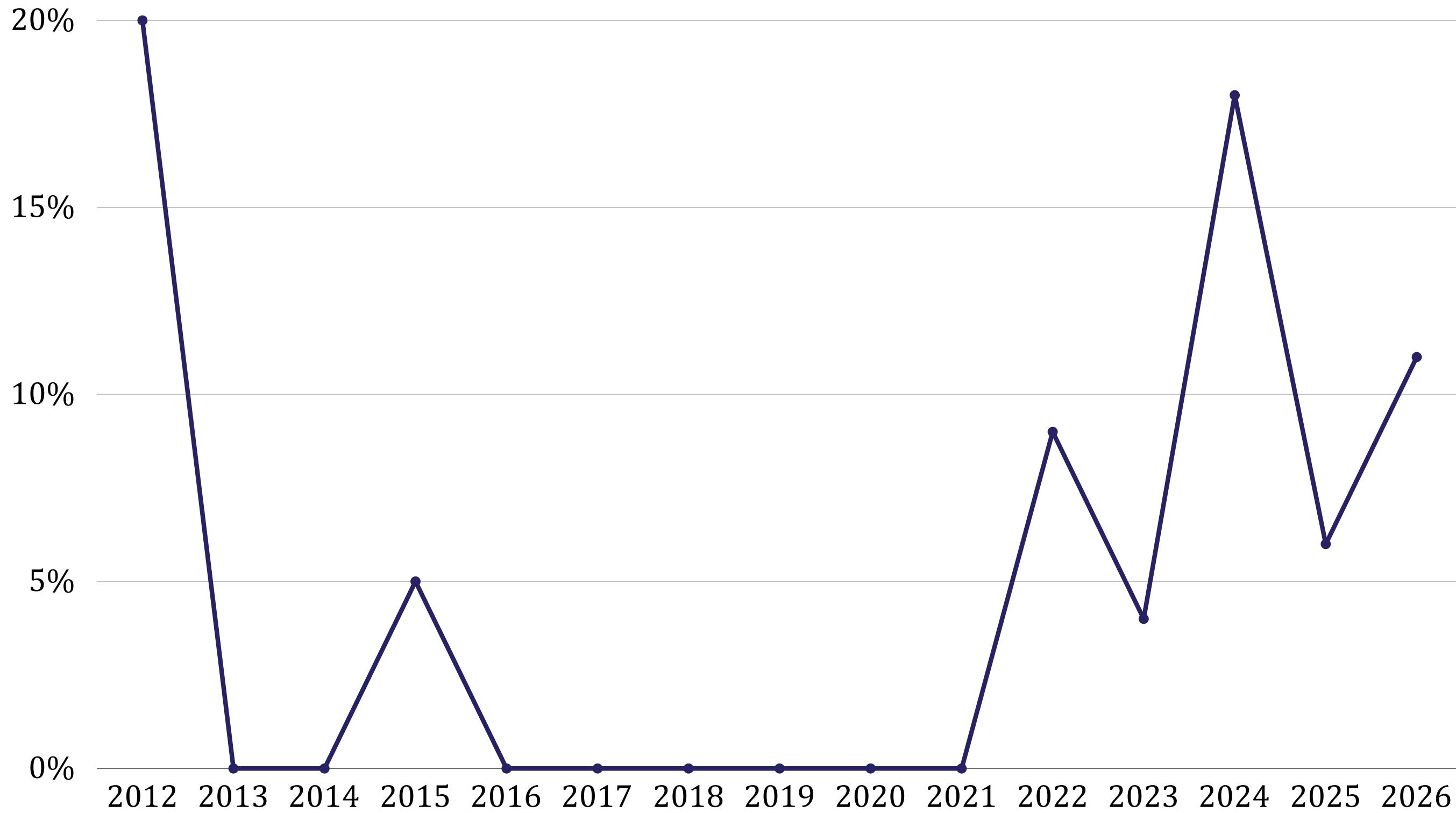
Knolls Type B Quarterly Assessments from 2007 to 2026



	Assessment
2012	\$ 138.00
2013	\$ 165.60
2014	\$ 165.60
2015	\$ 165.60
2016	\$ 173.88
2017	\$ 173.88
2018	\$ 173.88
2019	\$ 173.88
2020	\$ 173.88
2021	\$ 173.88
2022	\$ 189.88
2023	\$ 197.88
2024	\$ 234.45
2025	\$ 248.00
2026	\$ 275.79

HISTORICAL ASSESSMENT DATA

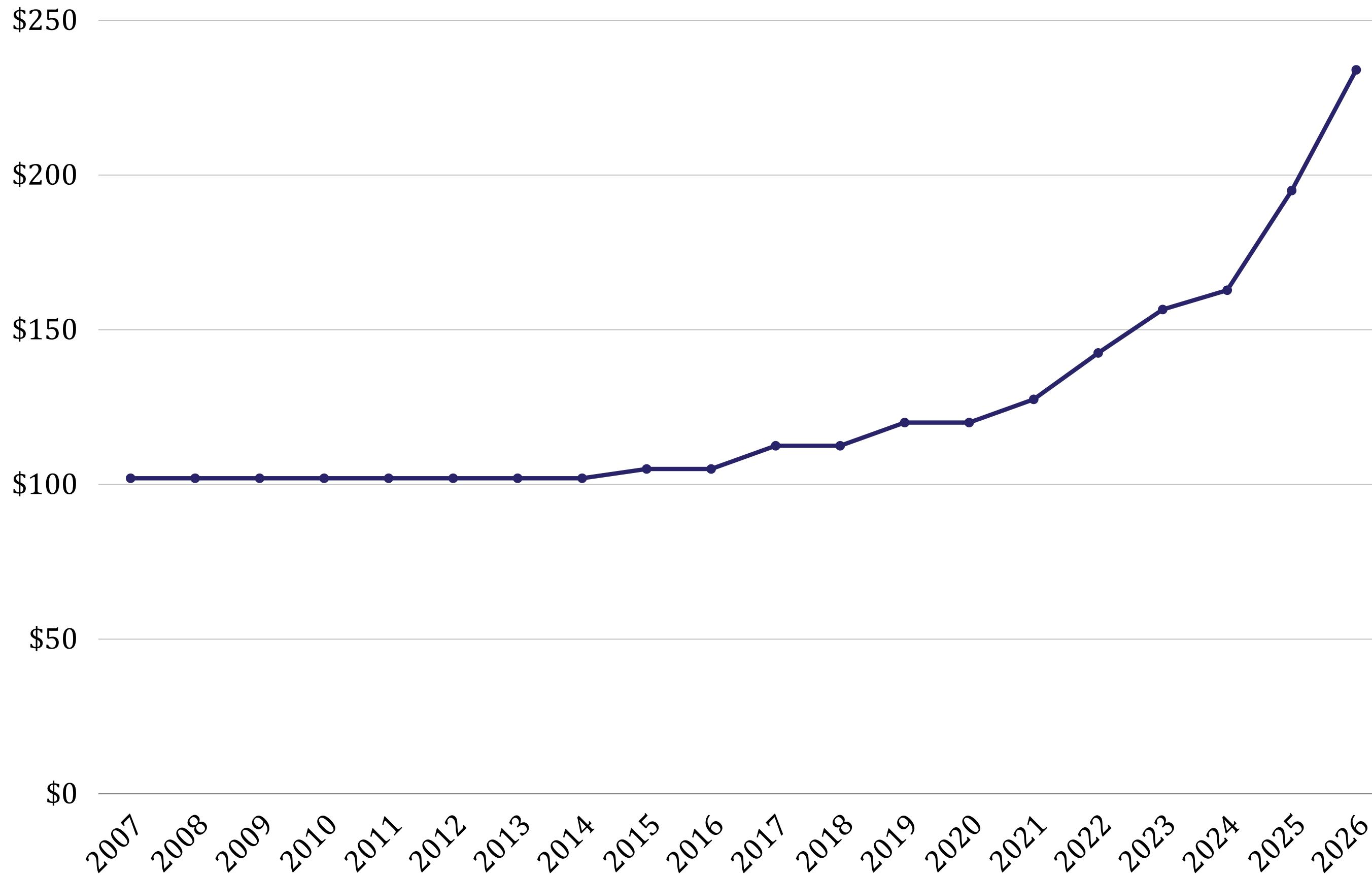
Knolls Type B Quarterly Assessment Percentage Increases



	Increase
2012	20%
2013	0%
2014	0%
2015	5%
2016	0%
2017	0%
2018	0%
2019	0%
2020	0%
2021	0%
2022	9%
2023	4%
2024	18%
2025	6%
2026	11%

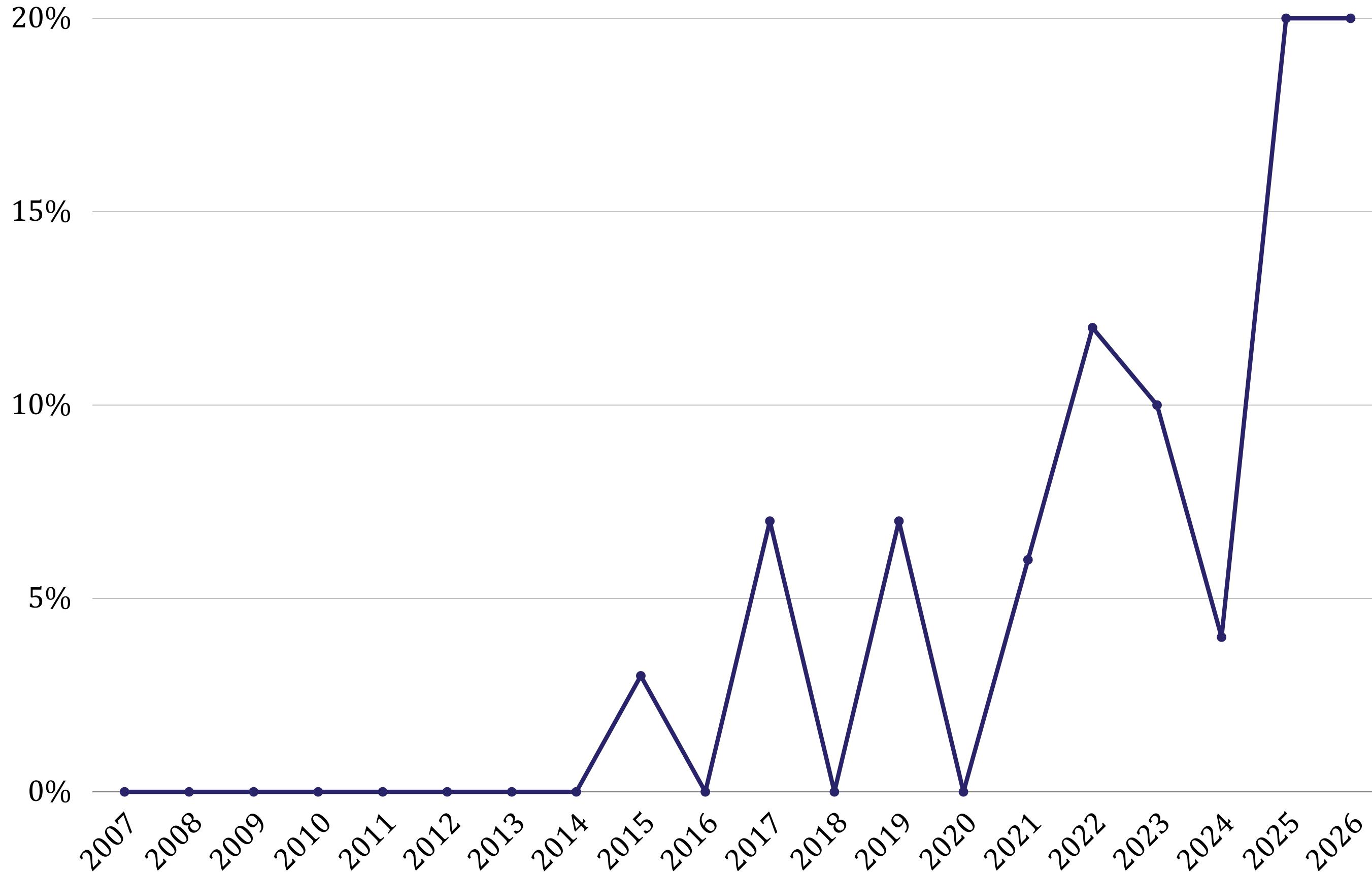
HISTORICAL ASSESSMENT DATA

Village Quarterly Assessments from 2007 to 2026



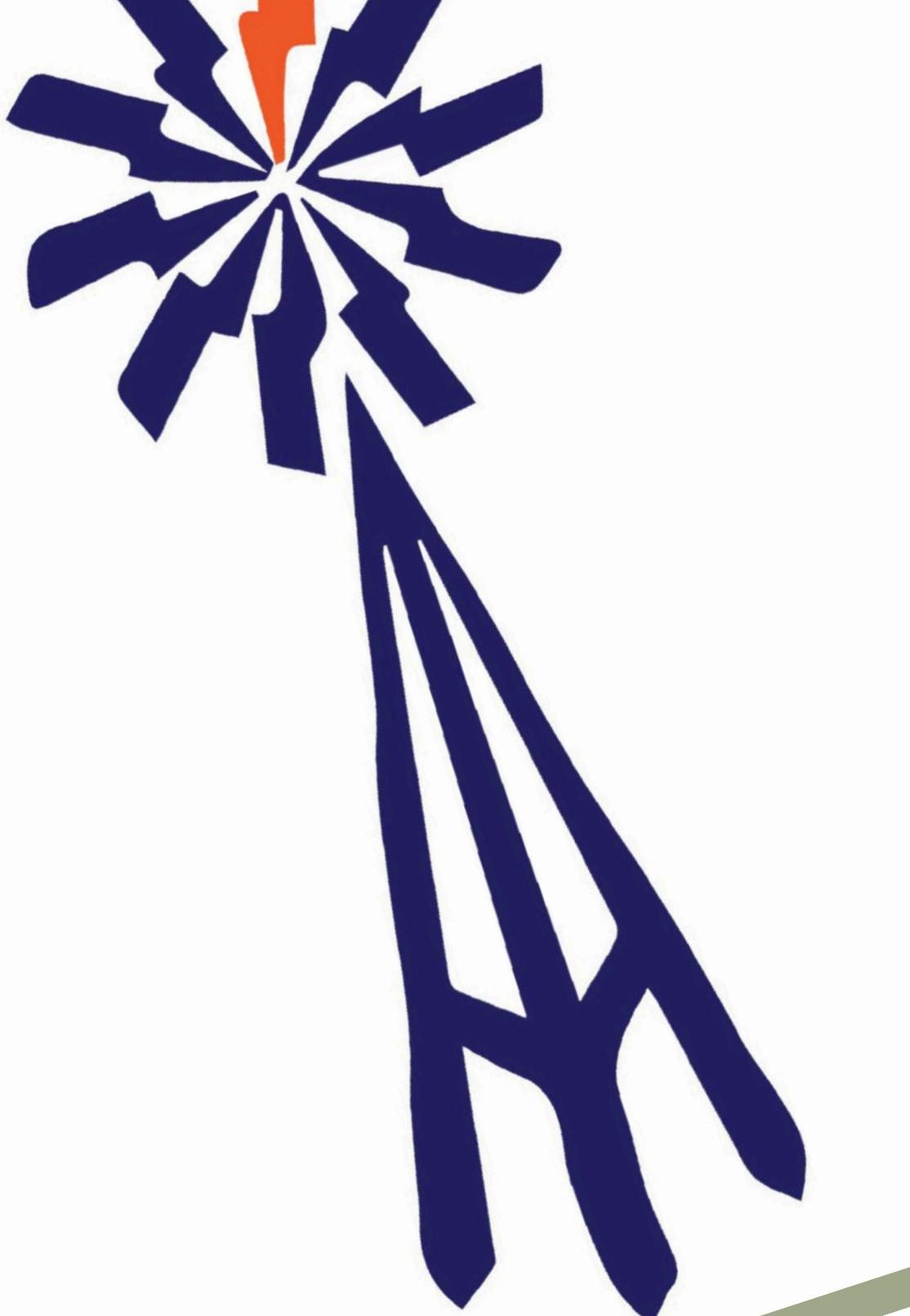
HISTORICAL ASSESSMENT DATA

Village Quarterly Assessment Percentage Increases



Assessment
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026

2026 ASSESSMENT BREAKDOWN



2026 MASTER PROPOSED ASSESSMENTS

A \$53.25 quarterly increase is being proposed to the Board for 2026 for a total amount of \$402 per quarter.

This is a monthly increase of \$17.75 for a 15.3% increase.

2025 Assessments	2026 Assessments
Monthly: \$116.25	Monthly: \$134.00
Quarterly: \$348.75	Quarterly: \$402.00

2026 KNOLLS PROPOSED ASSESSMENTS TYPE A

A 10.7% increase is proposed for both Knolls special service assessments.

This is a \$7.62 monthly increase for the Type A assessment which includes 76 single-family homes in the Knolls.

2025 Type A	2026 Type A
Quarterly Master: \$348.75	Quarterly Master: \$402.00
Small Lot Assessment: \$214.00	Small Lot Assessment: \$237.00
Total: \$562.75	Total: \$639.00

2026 KNOLLS PROPOSED ASSESSMENTS TYPE B

A 10.7% increase is proposed for both Knolls special service assessments.

This is an \$8.89 monthly increase for the Large Lot Assessment which includes 466 bungalows and two-story units and 141 condo units.

2025 Type B	2026 Type B
Quarterly Master: \$348.75	Quarterly Master: \$402.00
Large Lot Assessment: \$248.00	Large Lot Assessment: \$275.79
Total: \$596.75	Total: \$677.79

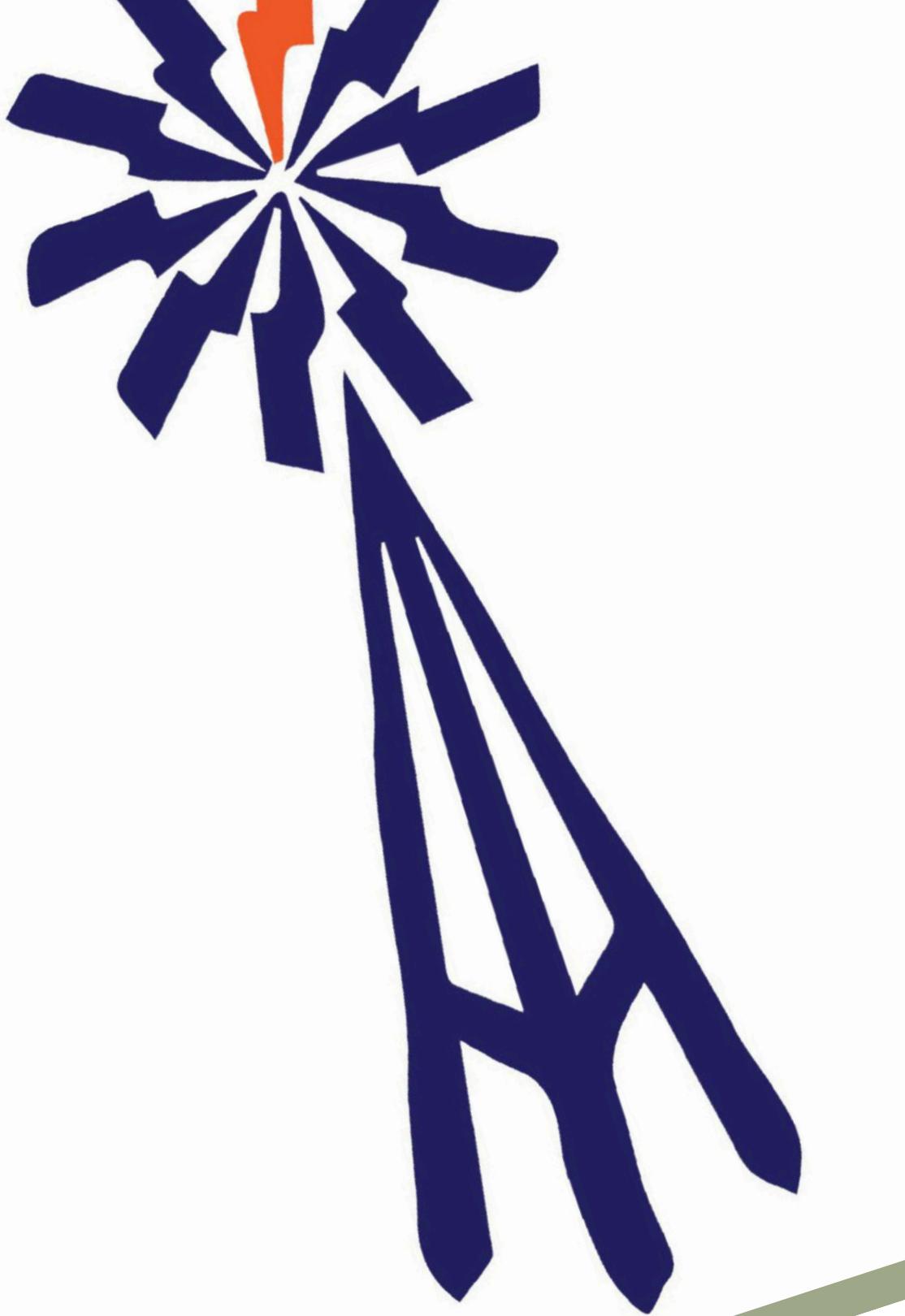
2026 VILLAGE PROPOSED ASSESSMENTS

A 20% increase is proposed for the Village special service area assessments.

This is a \$13 monthly increase for the special service area assessment.

2025 Village Assessments	2026 Village Assessments
Quarterly Master: \$348.75	Quarterly Master: \$402.00
Special Service Assessment: \$195.00	Special Service Assessment: \$234.00
Total: \$543.75	Total: \$636.00

RESIDENT QUESTIONS?



**ADJOURN
THANK YOU
ALL FOR COMING!**

