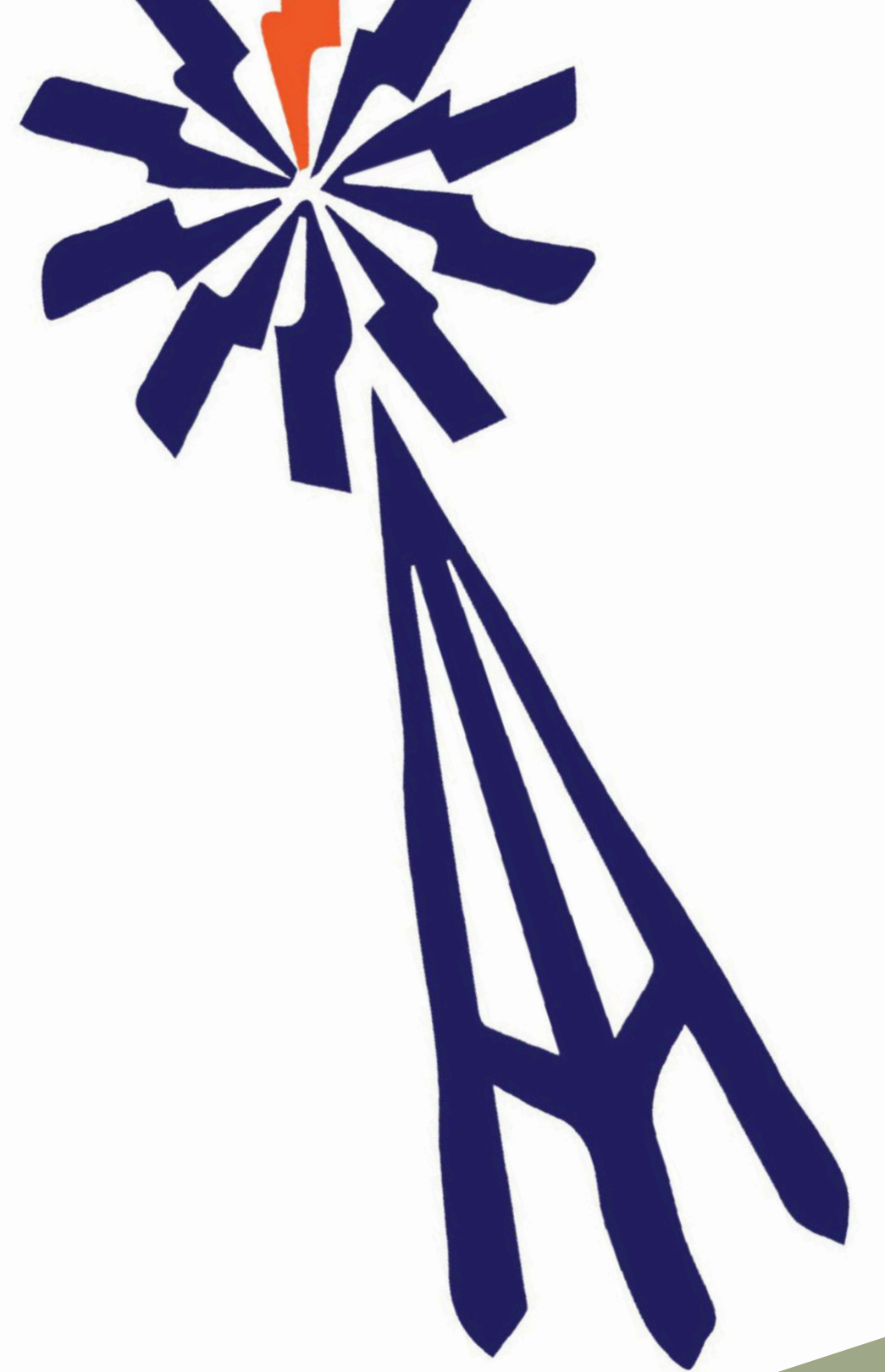


# POWER RANCH BUDGET TOWN HALL

October 16, 2025



# AGENDA

**Call Meeting to Order**

**State of the Association**

**Budget Breakdown**

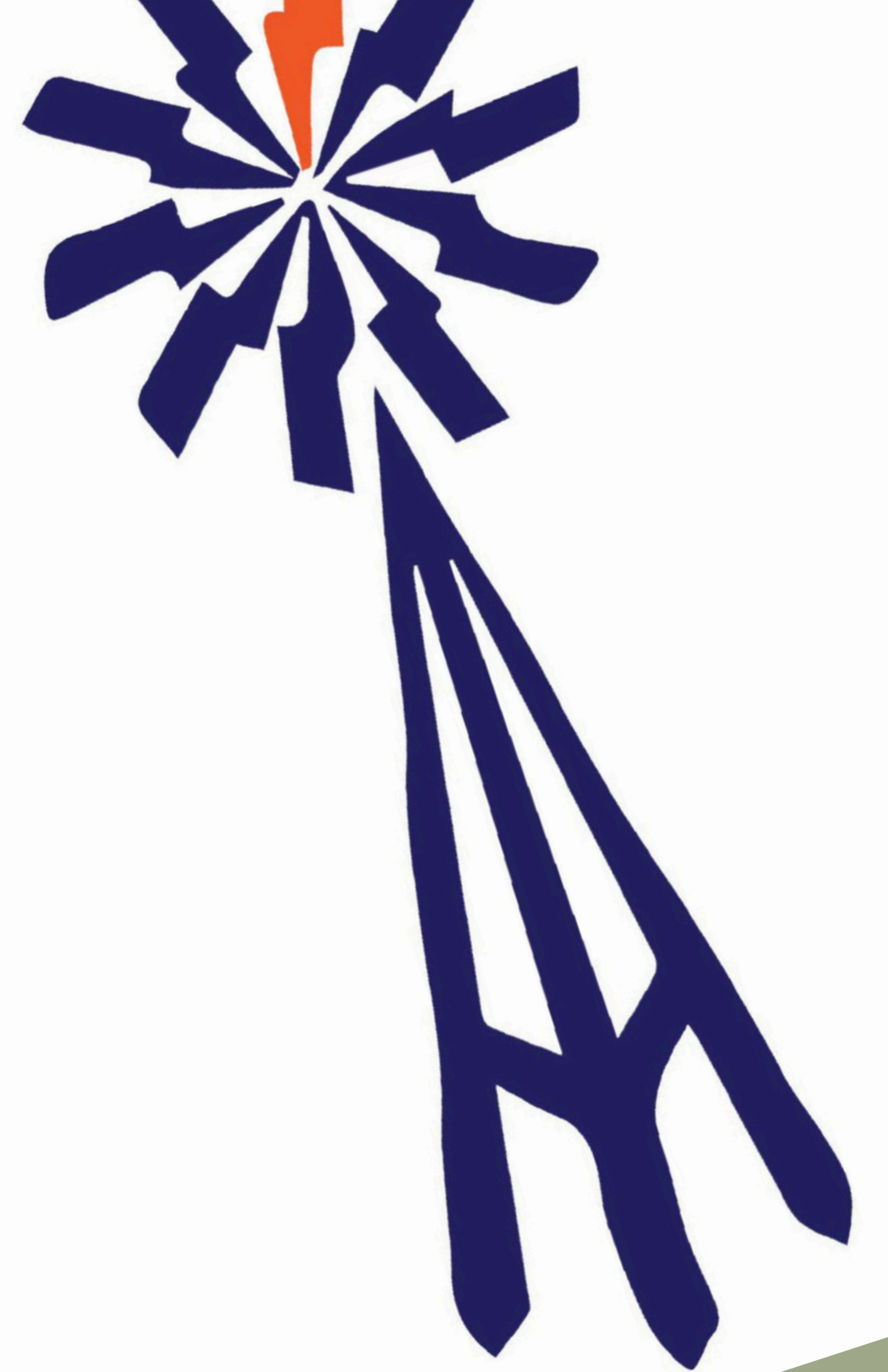
**Best Practices & Historical Data**

**2026 Assessment Breakdown**

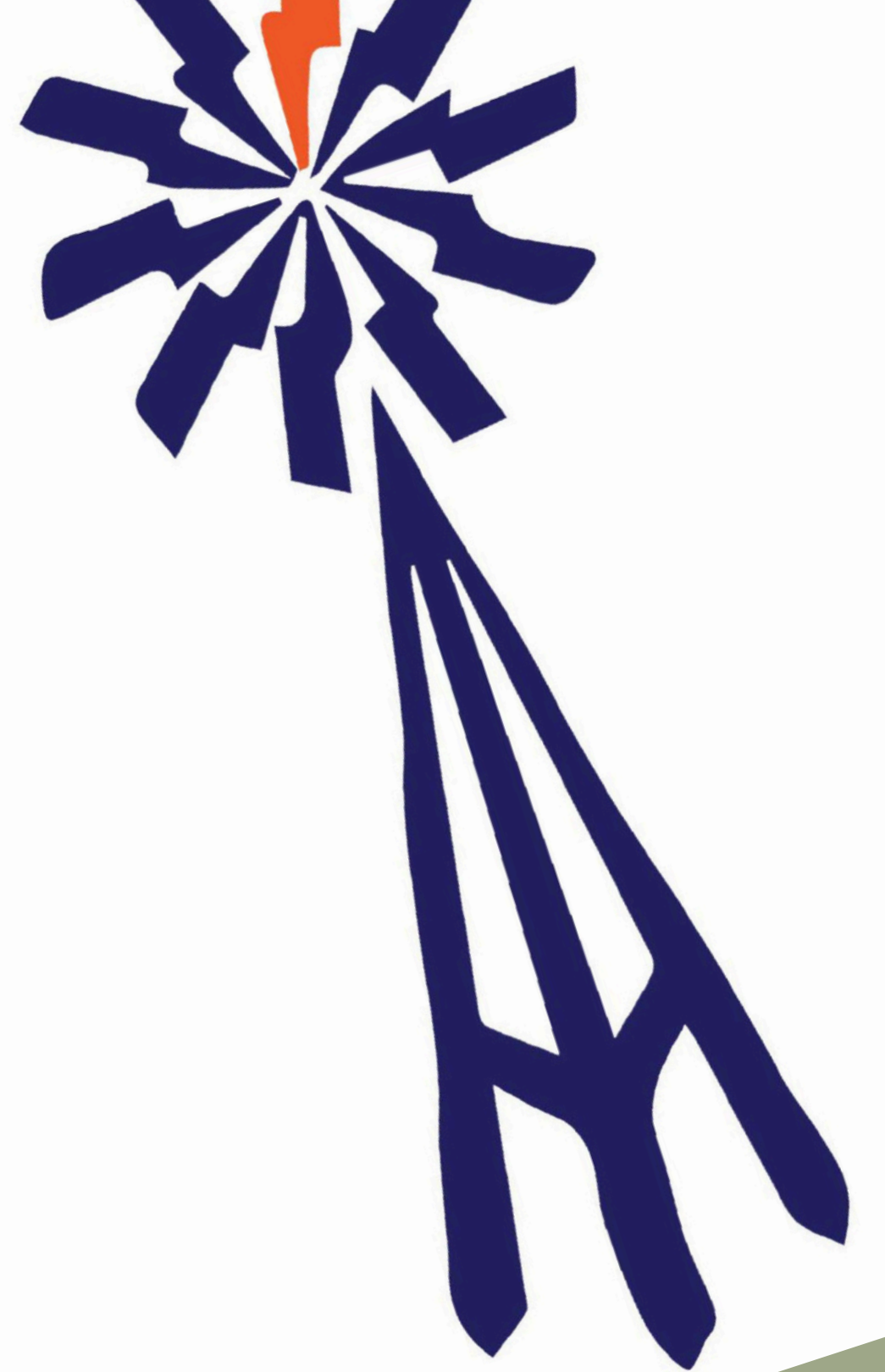
**Resident Questions**

**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

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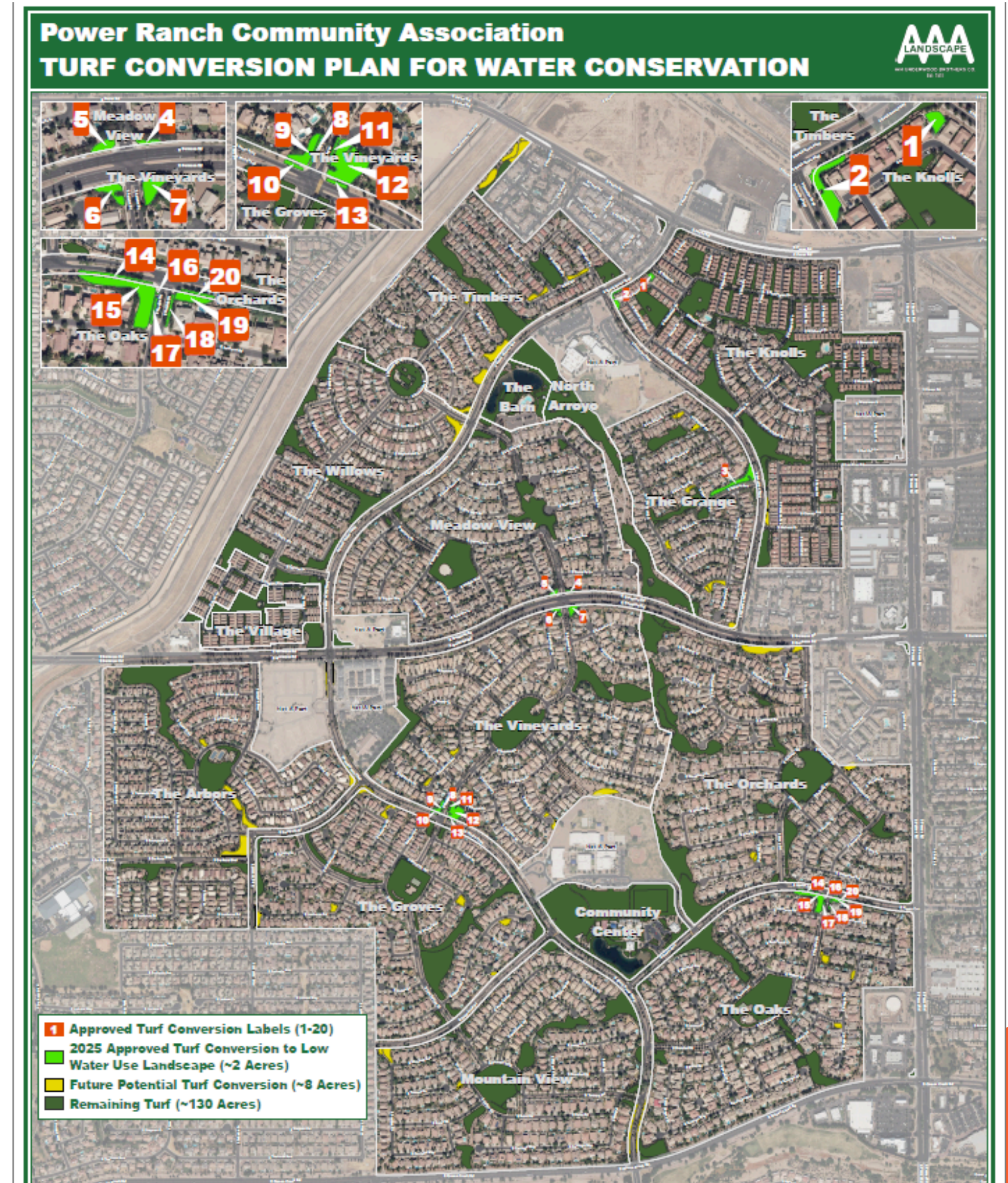
# STATE OF THE ASSOCIATION

## 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
- 
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# 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
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# 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**

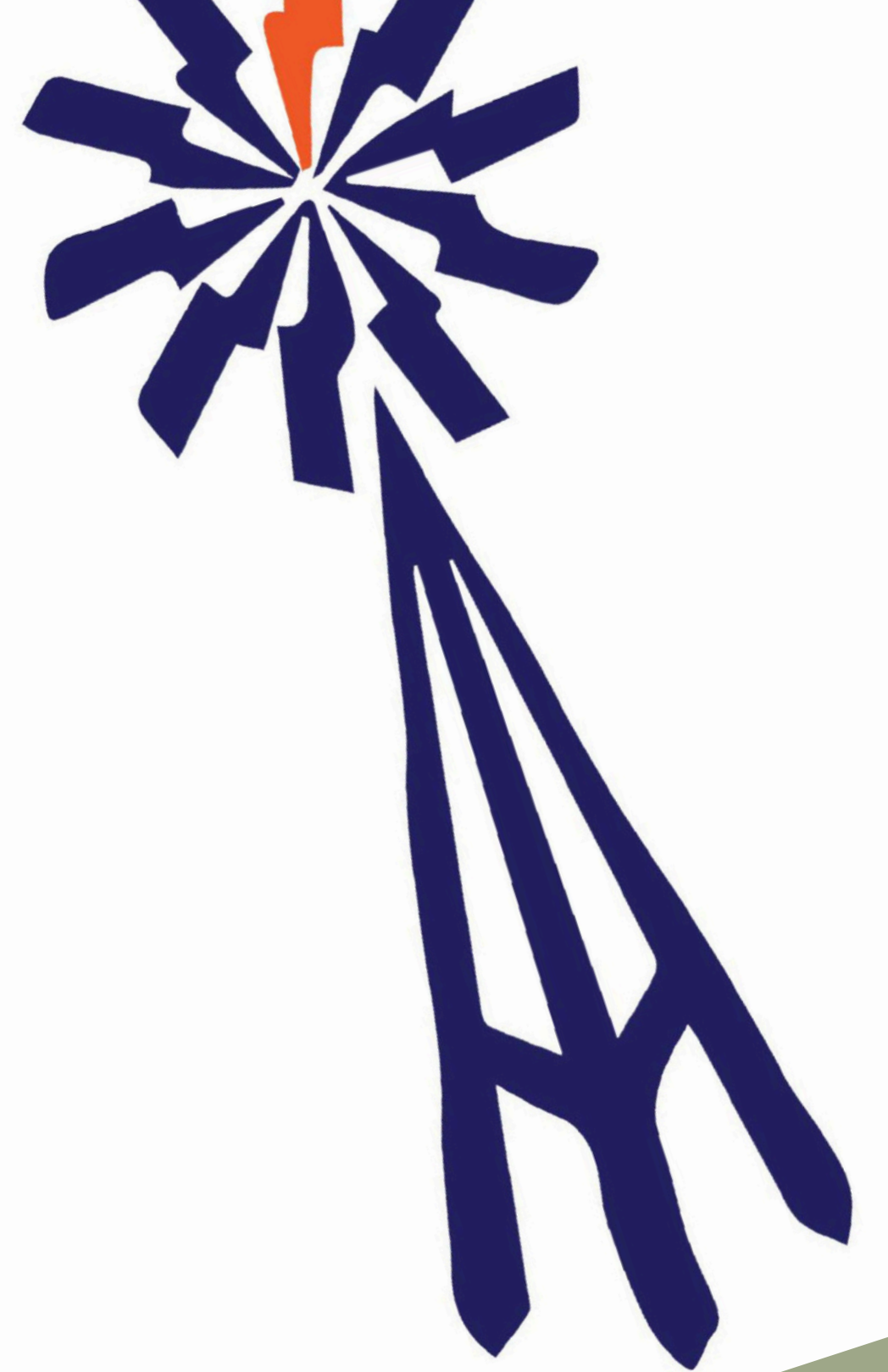
- View Fence & Block Wall Painting in 6 neighborhoods
- Wood Surfaces Repainting
- Landscape Granite Replenishment
- Knolls Pool House Exterior & Fence Painting

- **Tier 3**

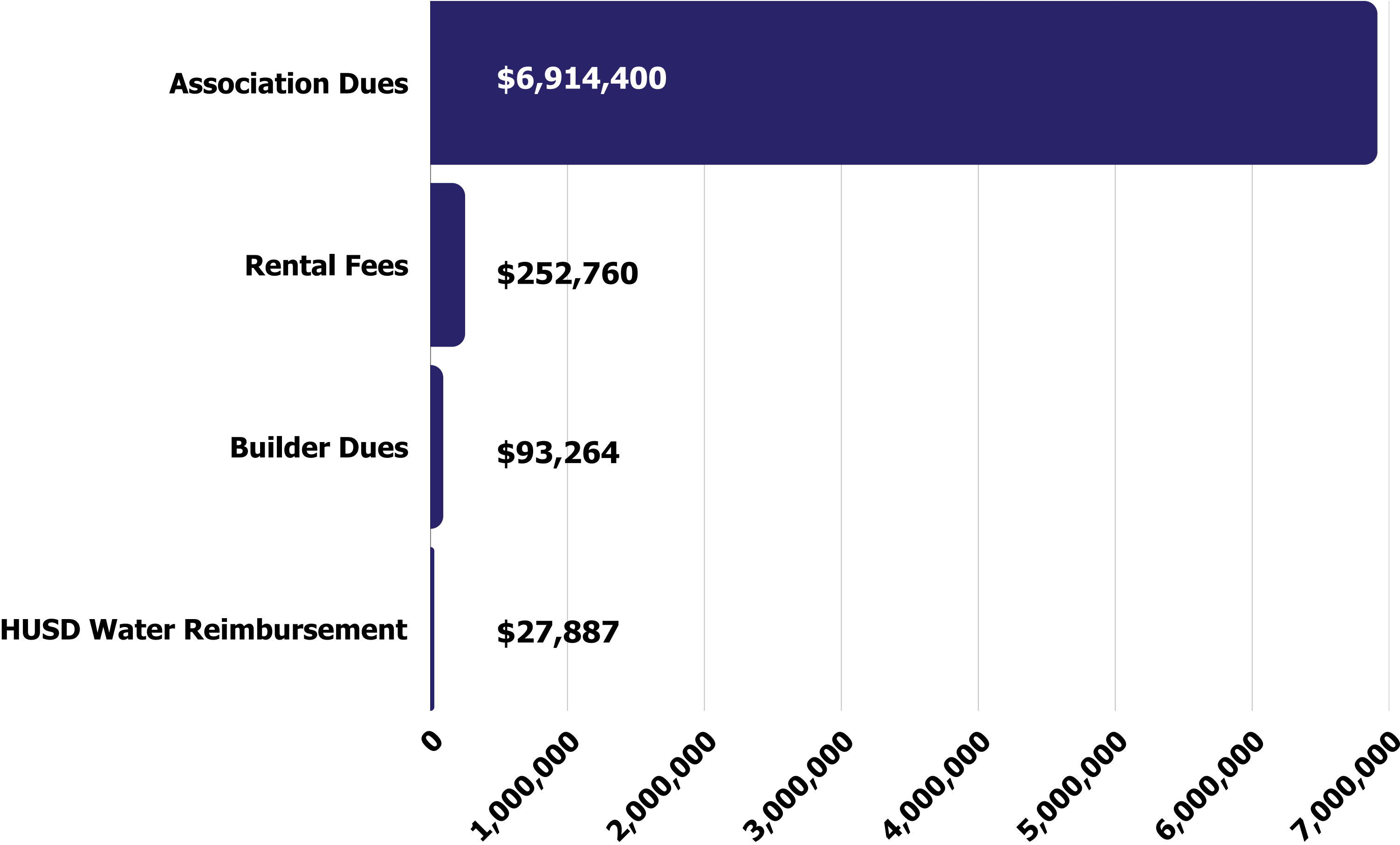
- Audio/Visual Upgrades for Barn & Ranch House
  - Play Structure repairs and replacements
  - Park Furniture replacements
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# BUDGET BREAKDOWN



# 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 Cost Per Unit	2025 Quarterly 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

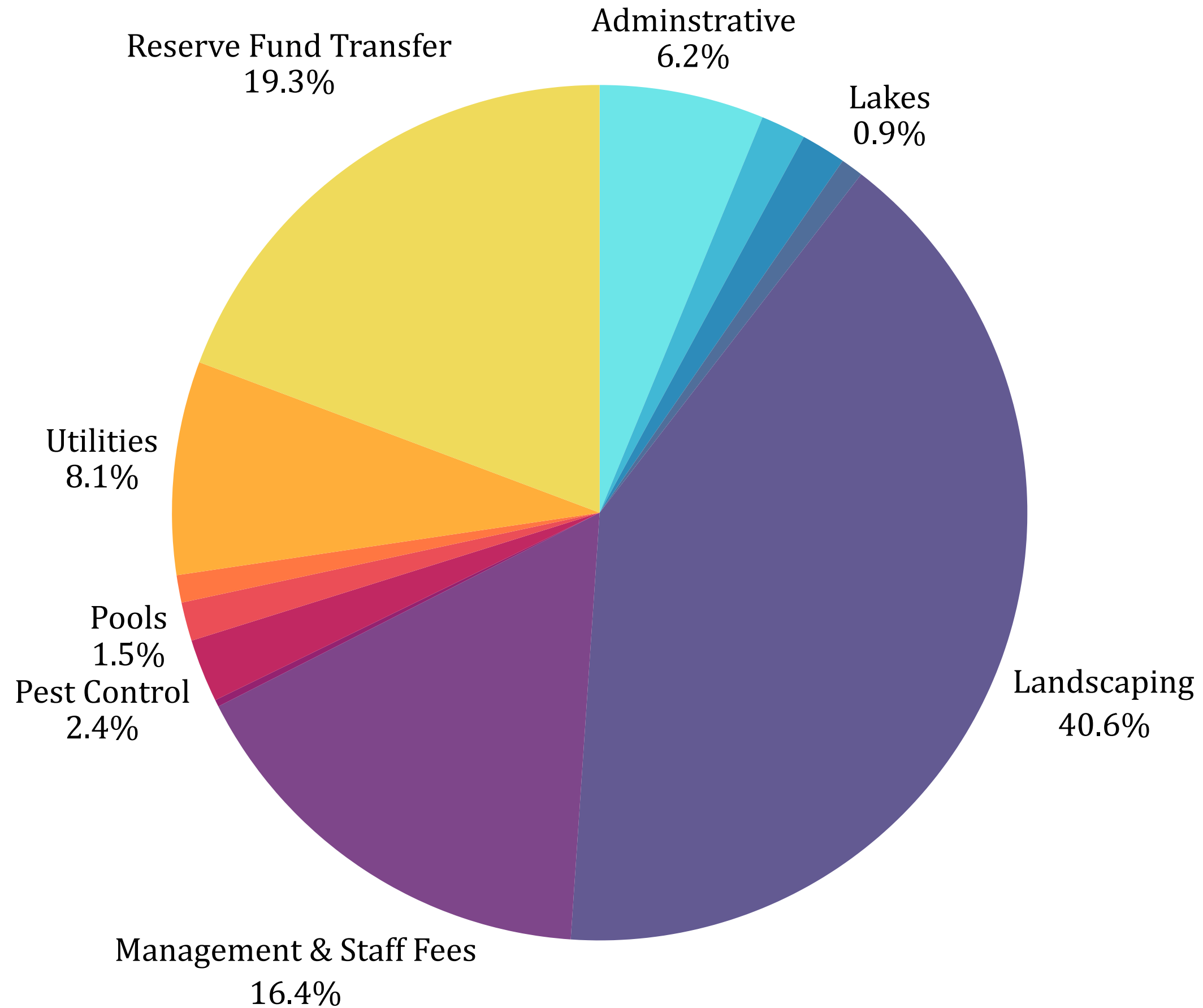
## MASTER EXPENSE LINE ITEMS

	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

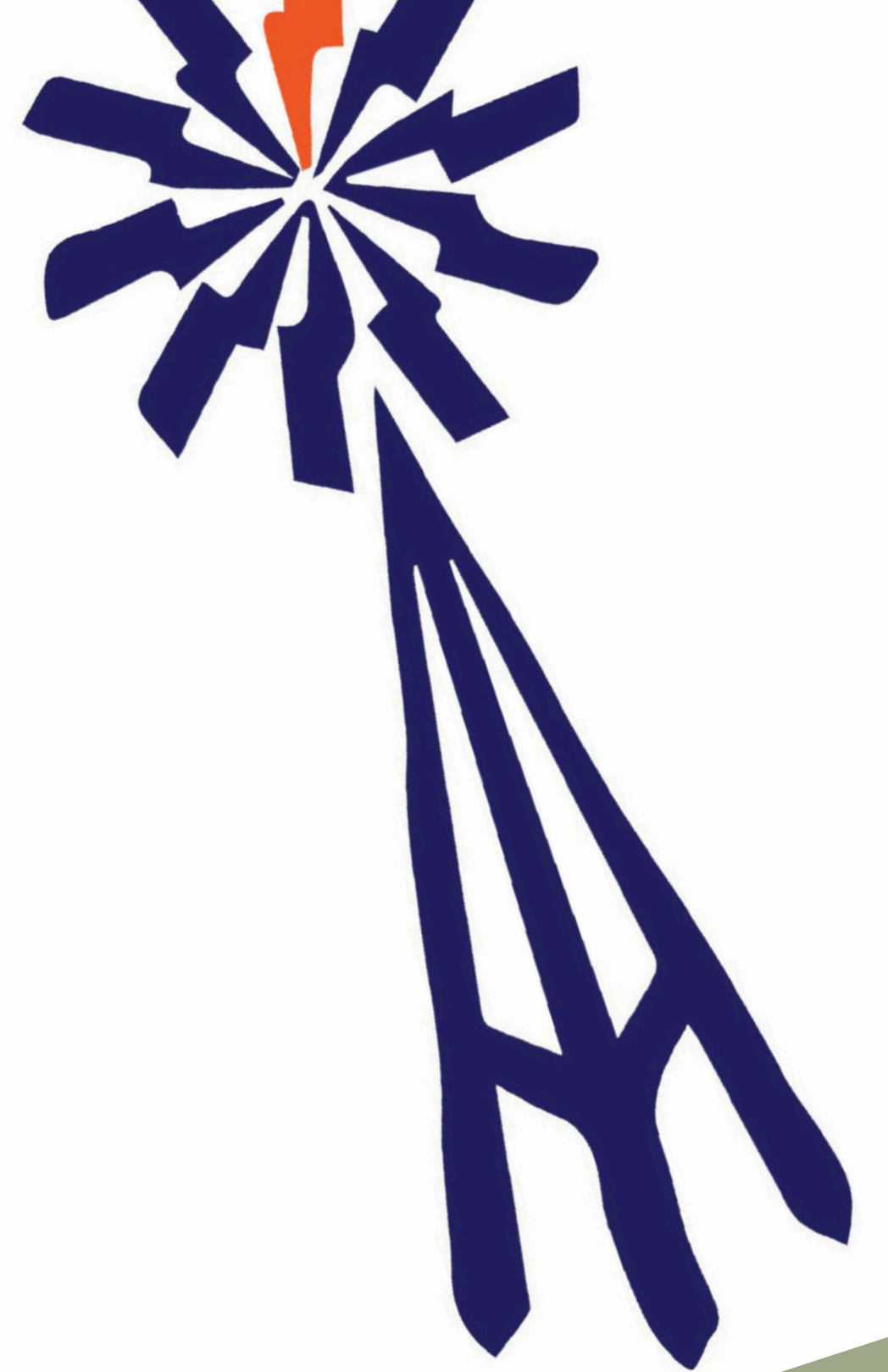
\*Per unit cost based on 4,300 billable memberships



# 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
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# WHAT DO YOUR ASSESSMENTS COVER?

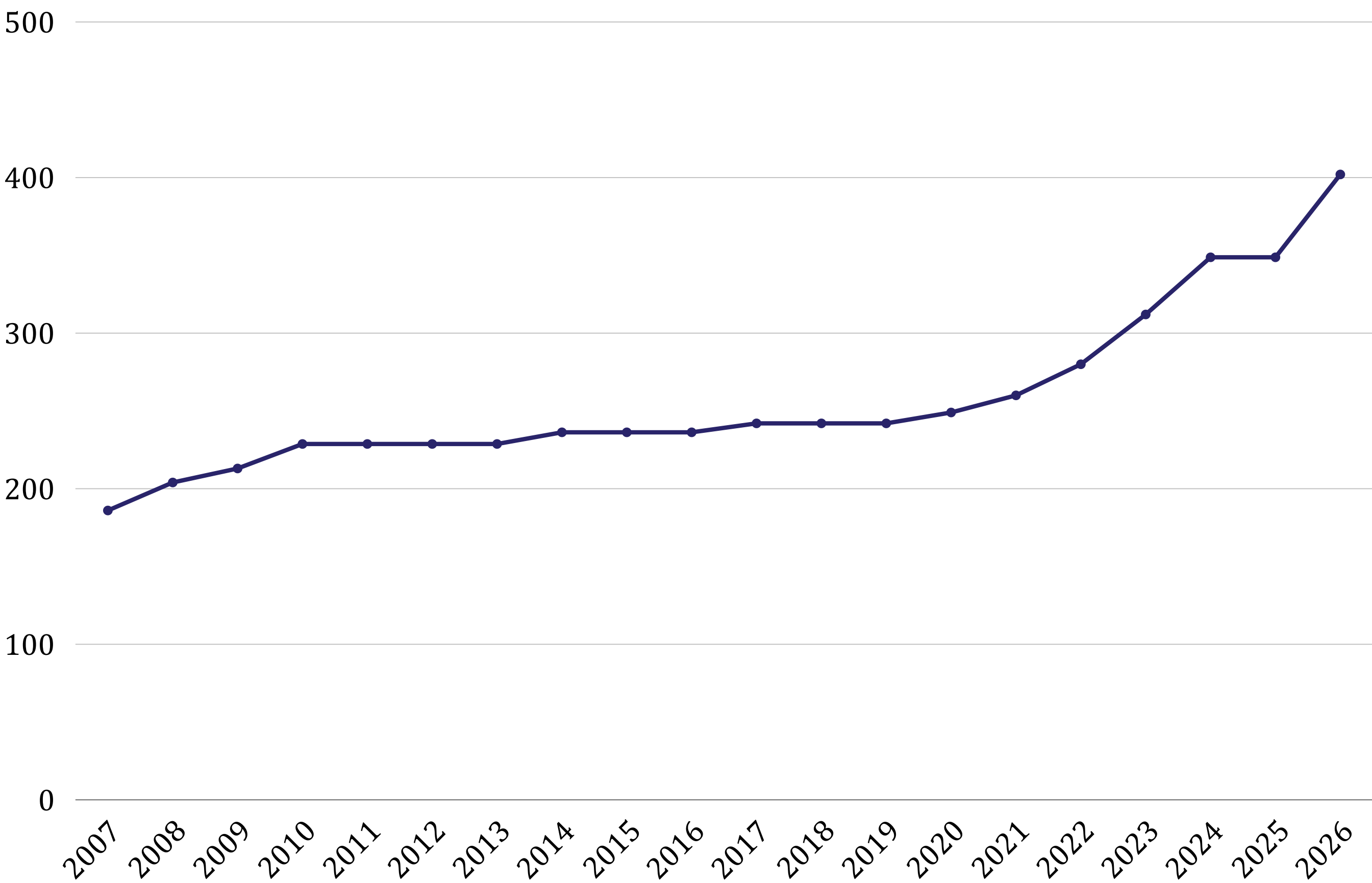
## Master Association, Knolls, and Village Financial Categories

Reserve contributions along with the following operating categories:

- Administrative
  - Contract Services
  - Insurance
  - Lakes
  - Landscaping
  - Management & Staff Fees
  - Parts & Supplies
  - Pest Control
  - Pools
  - Repair & Maintenance
  - Utilities
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# HISTORICAL ASSESSMENT DATA

Master Quarterly Assessments from 2007 to 2026

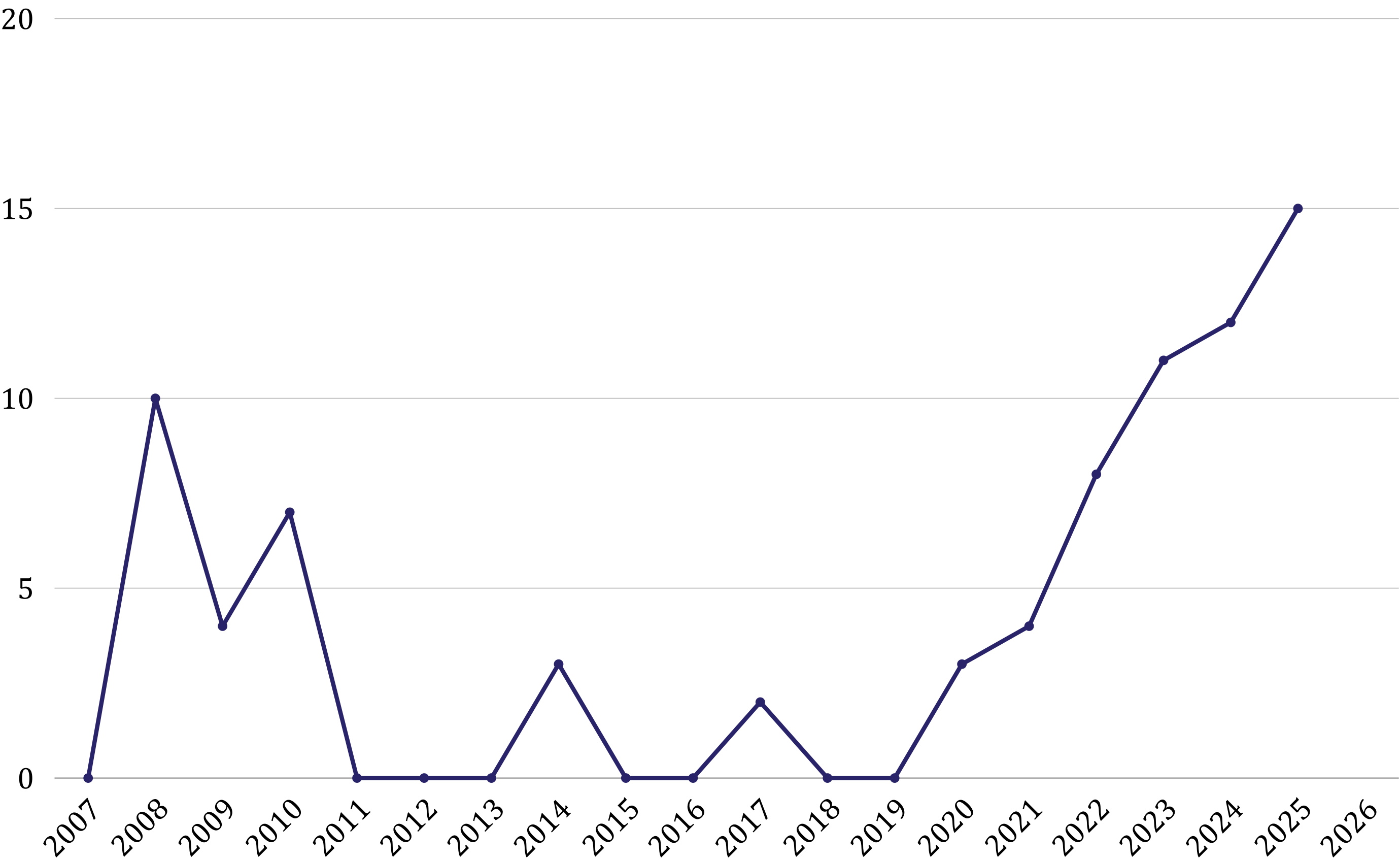


	Assessment
2007	\$ 186.00
2008	\$ 204.00
2009	\$ 213.00
2010	\$ 228.75
2011	\$ 228.75
2012	\$ 228.75
2013	\$ 228.75
2014	\$ 236.25
2015	\$ 236.25
2016	\$ 236.25
2017	\$ 242.00
2018	\$ 242.00
2019	\$ 242.00
2020	\$ 249.00
2021	\$ 260.00
2022	\$ 280.00
2023	\$ 312.00
2024	\$ 348.75
2025	\$ 348.75
2026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



# HISTORICAL ASSESSMENT DATA

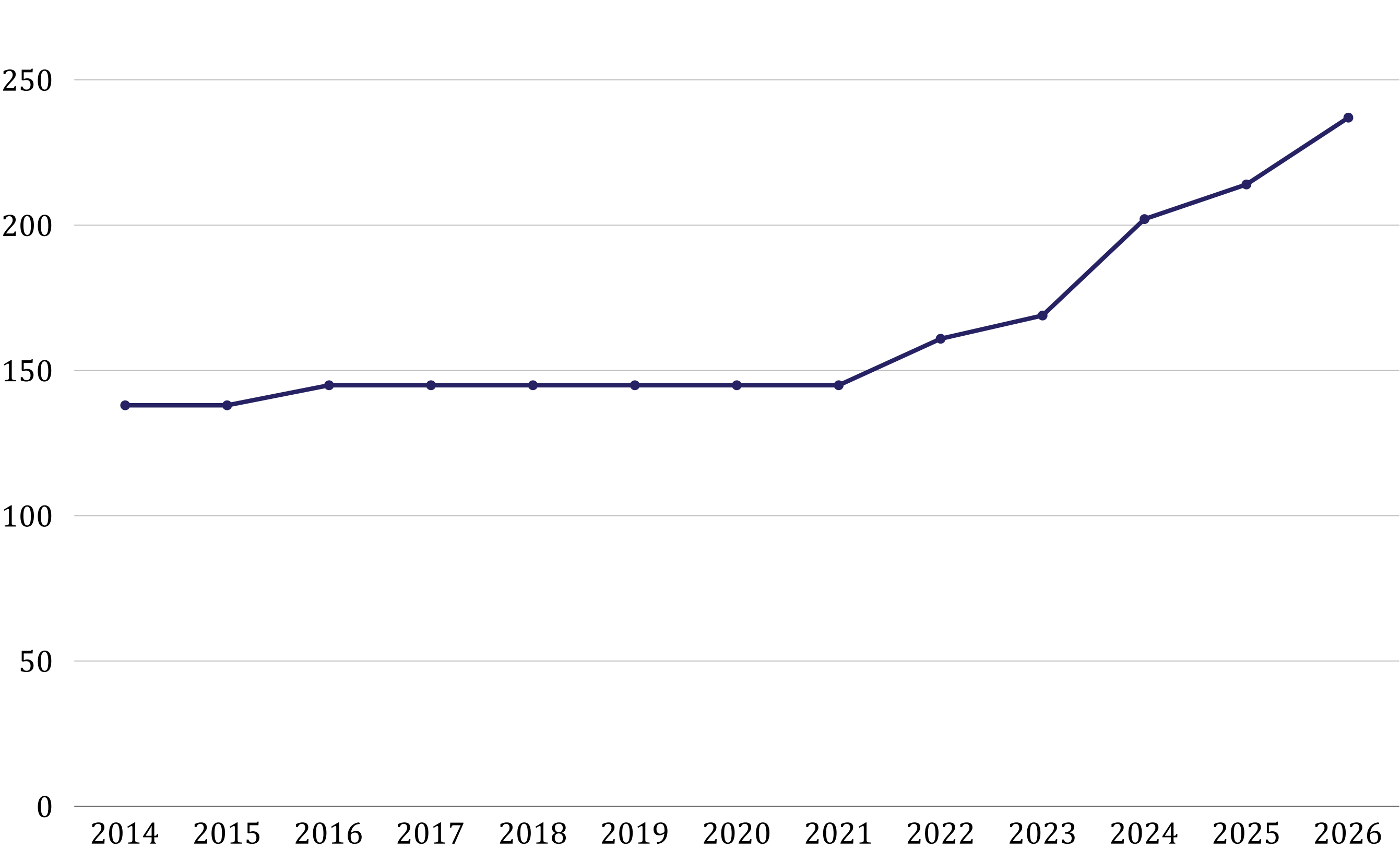
## Master Quarterly Assessment Percentage Increases



	Increase
2007	0%
2008	10%
2009	4%
2010	7%
2011	0%
2012	0%
2013	0%
2014	3%
2015	0%
2016	0%
2017	2%
2018	0%
2019	0%
2020	3%
2021	4%
2022	8%
2023	11%
2024	12%
2025	0%
2026	15%

# HISTORICAL ASSESSMENT DATA

Knolls Type A Quarterly Assessments from 2007 to 2026

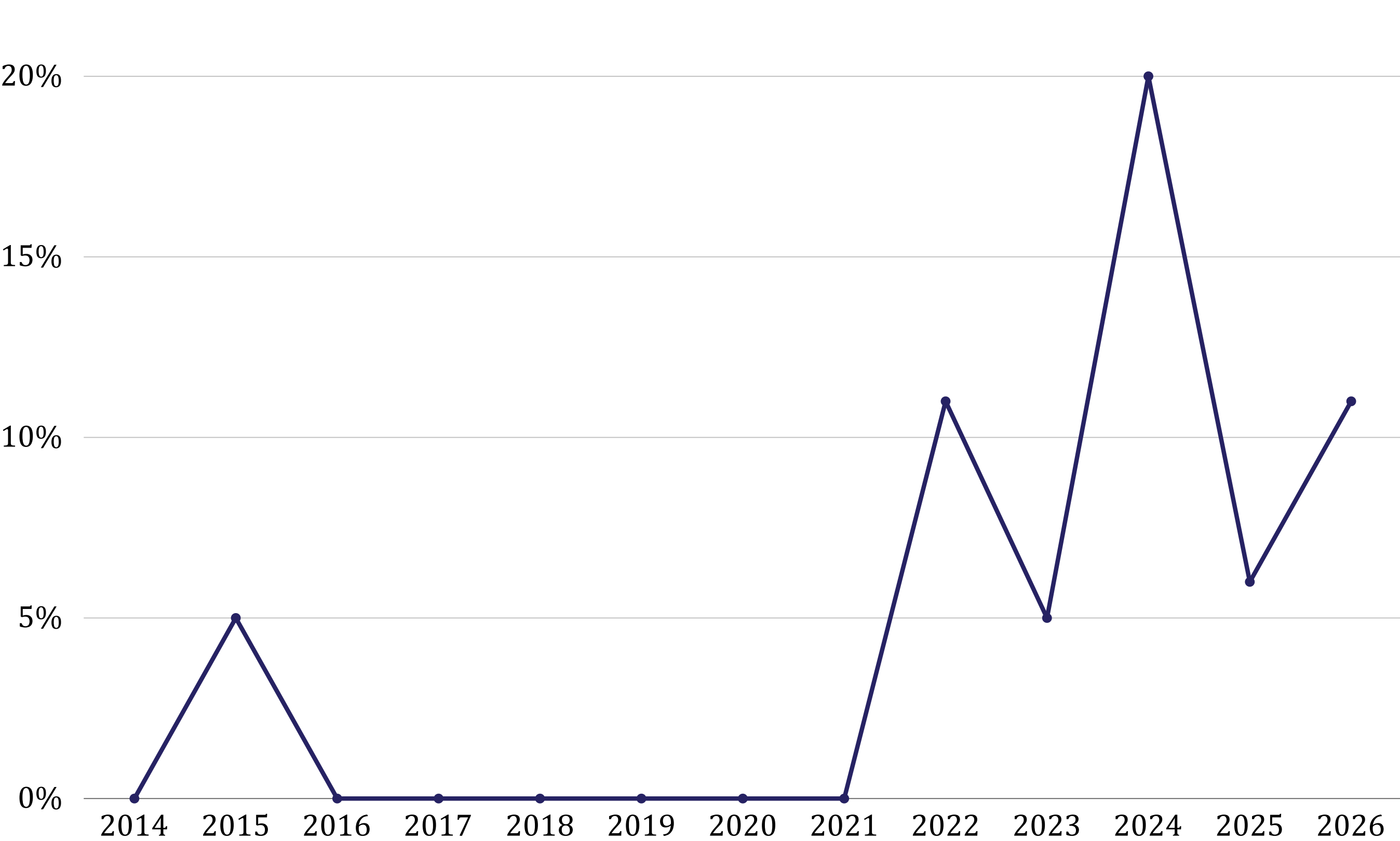


	Assessment	
2014	\$	138.00
2015	\$	138.00
2016	\$	144.90
2017	\$	144.90
2018	\$	144.90
2019	\$	144.90
2020	\$	144.90
2021	\$	144.90
2022	\$	160.90
2023	\$	168.90
2024	\$	202.08
2025	\$	214.00
2026	\$	237.00



# HISTORICAL ASSESSMENT DATA

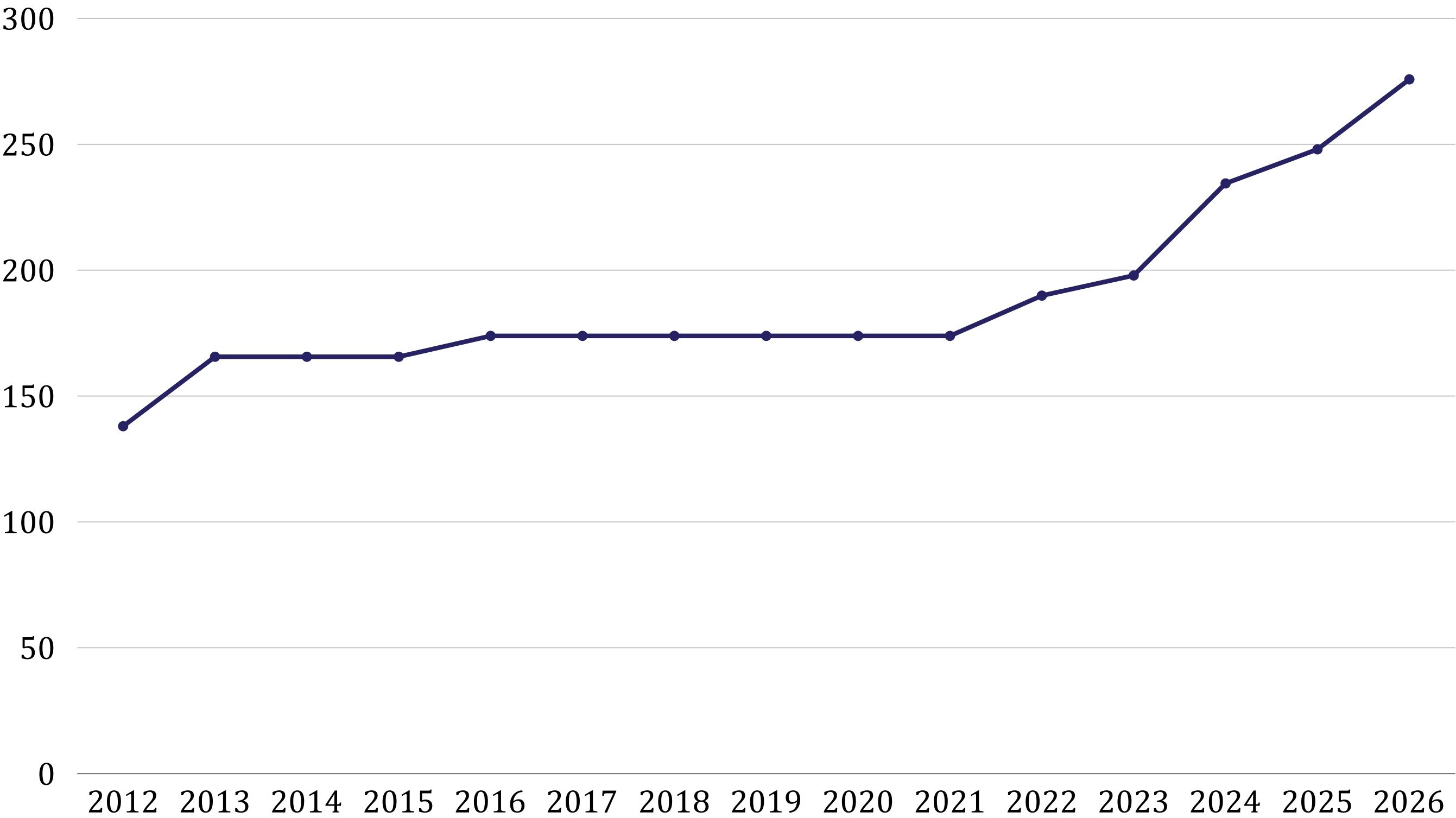
Knolls Type A Quarterly Assessment Percentage Increases



	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

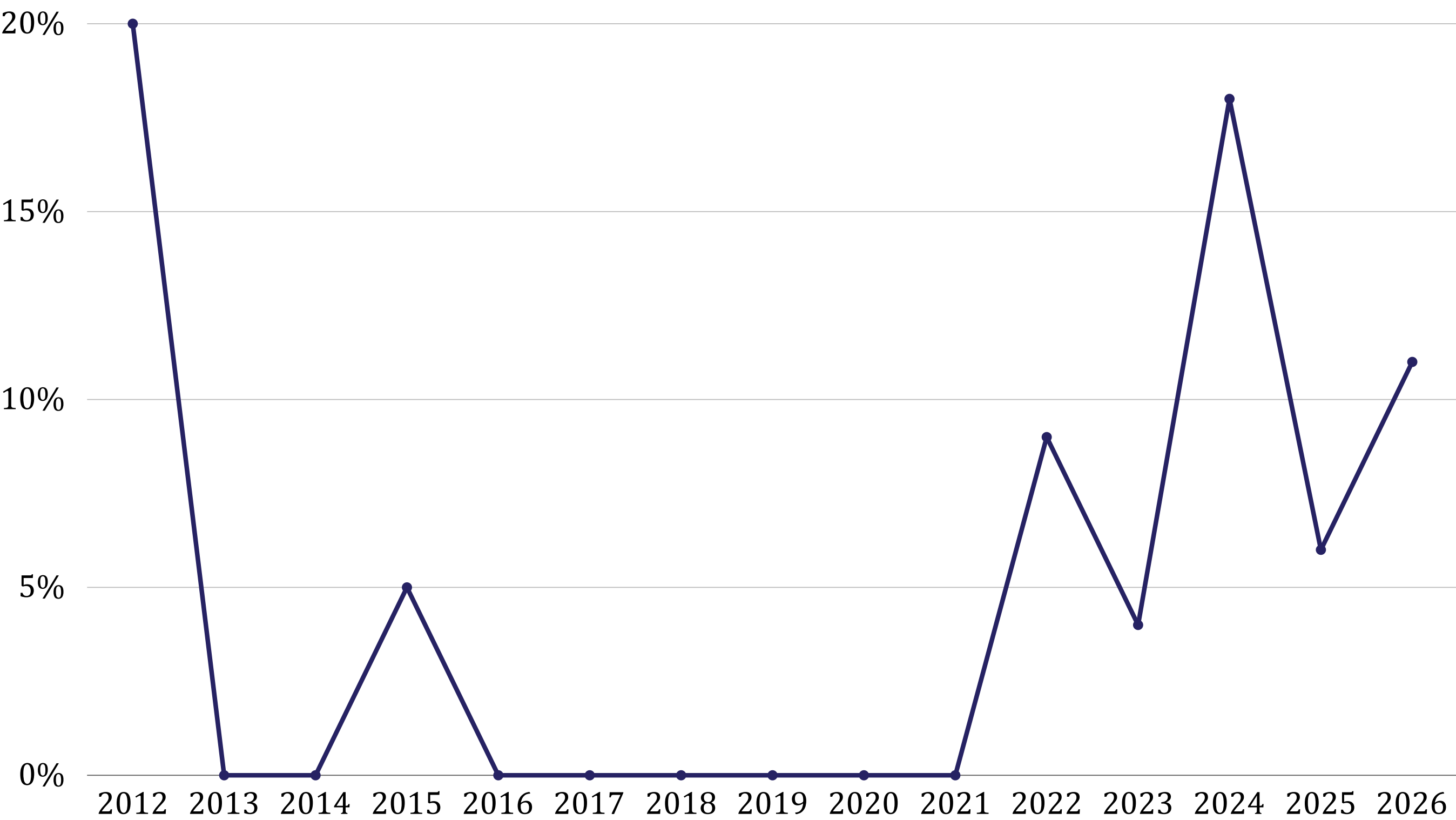


	Assessment	
2012	\$	138.00
2013	\$	165.60
2014	\$	165.60
2015	\$	165.60
2016	\$	173.88
2017	\$	173.88
2018	\$	173.88
2019	\$	173.88
2020	\$	173.88
2021	\$	173.88
2022	\$	189.88
2023	\$	197.88
2024	\$	234.45
2025	\$	248.00
2026	\$	275.79



# HISTORICAL ASSESSMENT DATA

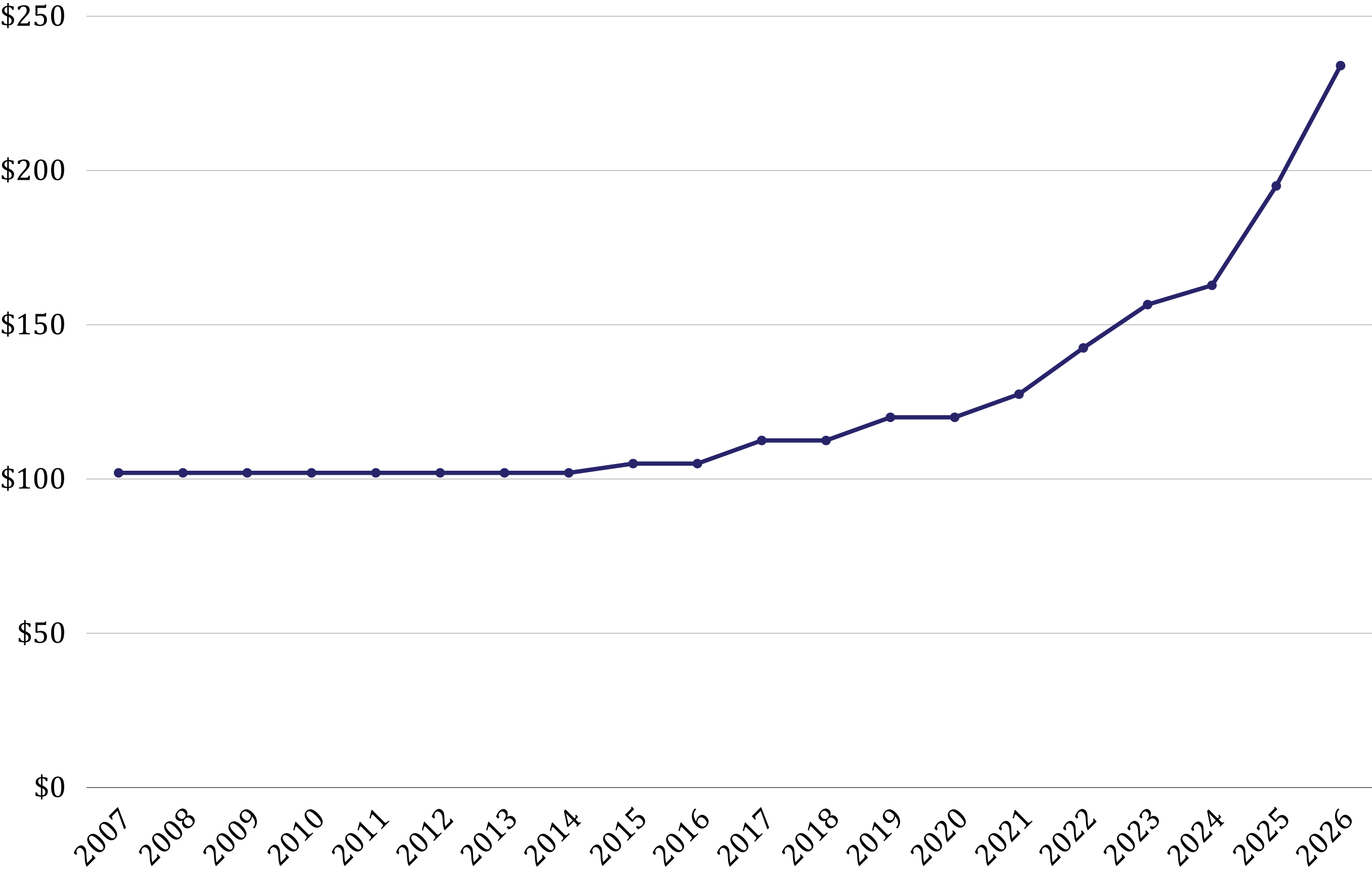
Knolls Type B Quarterly Assessment Percentage Increases



	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

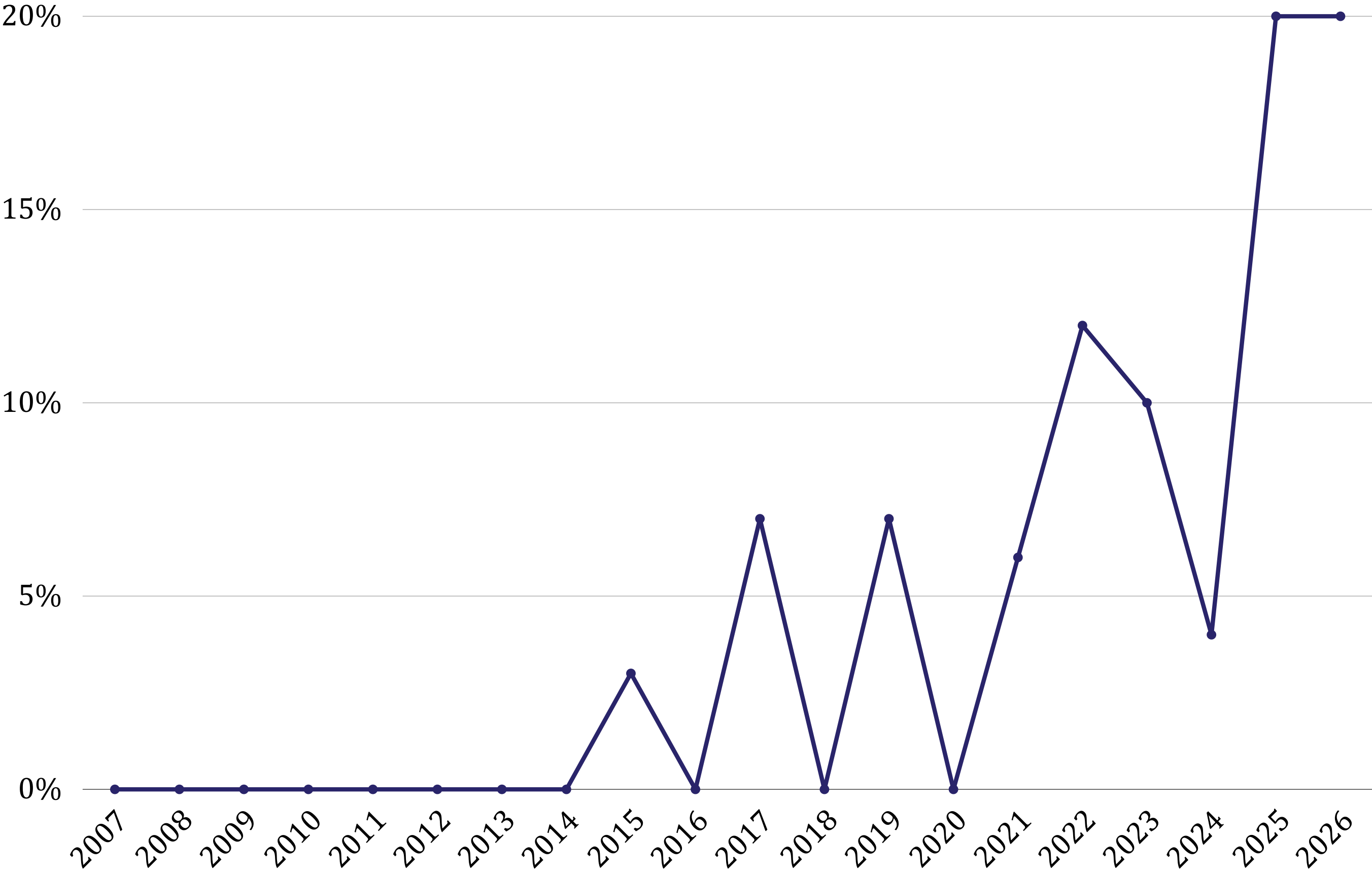
Village Quarterly Assessments from 2007 to 2026



	Assessment	
2007	\$	102.00
2008	\$	102.00
2009	\$	102.00
2010	\$	102.00
2011	\$	102.00
2012	\$	102.00
2013	\$	102.00
2014	\$	102.00
2015	\$	105.00
2016	\$	105.00
2017	\$	112.50
2018	\$	112.50
2019	\$	120.00
2020	\$	120.00
2021	\$	127.50
2022	\$	142.50
2023	\$	156.54
2024	\$	162.78
2025	\$	195.00
2026	\$	234.00

# HISTORICAL ASSESSMENT DATA

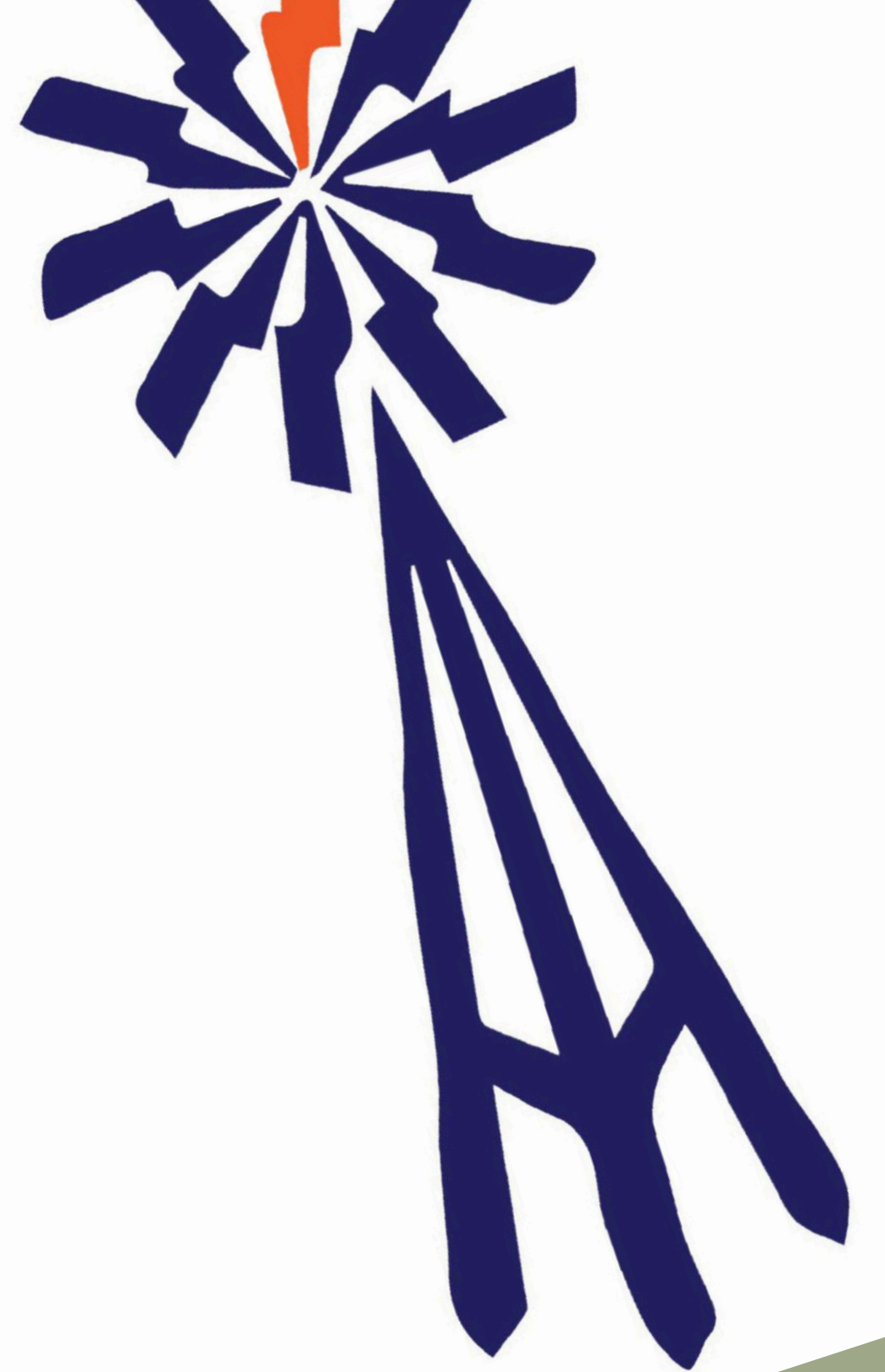
## Village Quarterly Assessment Percentage Increases



	Assessment
2007	0%
2008	0%
2009	0%
2010	0%
2011	0%
2012	0%
2013	0%
2014	0%
2015	3%
2016	0%
2017	7%
2018	0%
2019	7%
2020	0%
2021	6%
2022	12%
2023	10%
2024	4%
2025	20%
2026	20%



# 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

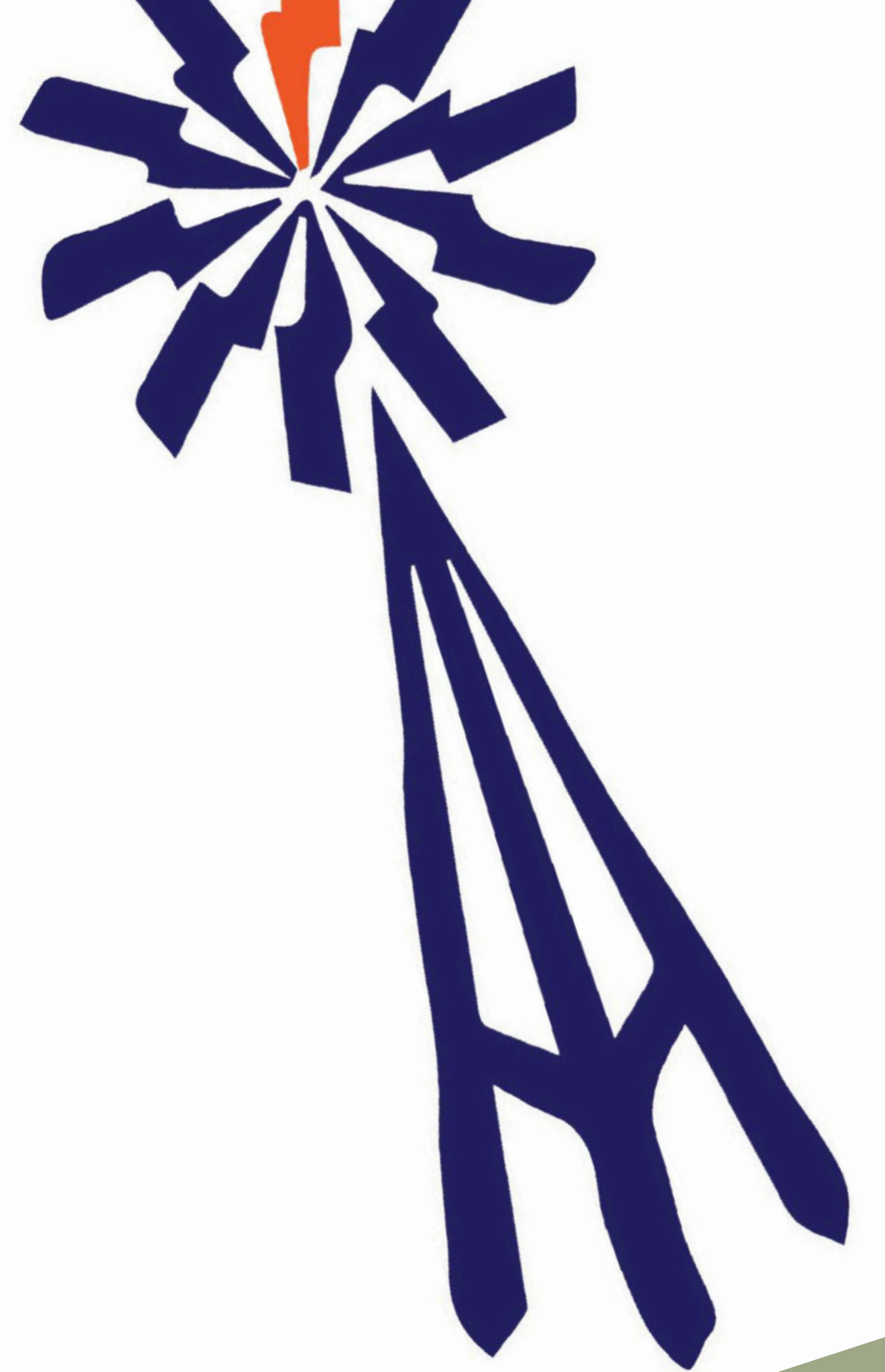
# 2026 VILLAGE PROPOSED ASSESSMENTS

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!**

