



2026 Budget Letter

As we look ahead to the new year, the Board has been working hard to plan a budget for 2026 that supports the needs of our community while keeping long-term goals in mind.

The preparation of this budget has been months in the making, and it could not have been done without the hard work of our volunteer residents who serve on the Budget and Finance Committee, the direction of the management team, and the support of the Board of Directors.

Residents were given a preview of the proposed budget before the Board met for final approval in a Budget Town Hall in October.

Rise in Costs

The 2026 budget is strong, addressing the cost increases experienced in 2025 while maintaining healthy reserve levels. The association received unexpected water increases from the Town of Gilbert and dramatically increased gopher remediation early in the year. These significant and unexpected costs incurred in 2025 are now accounted for in the 2026 budget.

Deferred Maintenance Projects

Building on recent Board-approved projects, including the Ranch House pier reconstruction and irrigation controller replacements, the management team is working on a strategic plan to address critical infrastructure to be completed within the next two to three years to ensure Power Ranch's long-term sustainability. These projects include:

- Pump Station Equipment Repairs and Replacement
- Lake Dredging Phase 2 and 3
- Park Furniture Replacement in 4 Neighborhoods
- Sports Courts Resurfacing
- Continued Monument and Pergola Repairs and Replacement

Cost Savings

Cost savings were a significant focus in crafting the 2026 budget to offset other increases. The installation of artificial turf on the Barn event lawn is projected to increase rental income by 33%. This allows the Barn to be rented at a premium rate throughout the year



without having to take a pause for annual overseeding during the peak rental season in the fall.

Proposed changes are also underway at the Board level to reduce overnight parking hours, which would result in a nearly 50% reduction in the cost of the community security contract. Also the management team projects a 25% savings by consolidating communication services throughout the community amenities. The Board will continue to seek additional cost savings opportunities in 2026.

Budget Approval

At the October 27 Board of Directors Open Session, the Board voted to approve the 2026 budgets for the Master, Knolls, and Village. Each budget was approved by the Budget and Finance Committee, Knolls Committee, and Village Committee.

The Board's goal when approving the budget is to ensure high-quality services at competitive rates that will support and sustain Power Ranch's financial health now and in the future.

The approved 2026 quarterly assessment rates are as follows:

- **Master**: 15.3% increase to \$402
- **Knolls**: 10.7% increase to Type A (\$237) and Type B (\$275.79)
- **Village**: 20% increase to \$234

Each quarterly assessment will be due on the following dates in 2026:

- **January 1**
- **April 1**
- **July 1**
- **October 1**

If you have any questions, please reach out to the management team at prfrontdesk@ccmcnet.com or 480-988-0960. You can also scan the QR code or visit the URL to view more budget information including the full 2026 budget documents.

<https://www.mypowerranch.com/322/2026-Budget-Information>

