

Table 1							
	2026 Draft Budget	2025 Estimate	2024 Actual				
A. OPERATING FUND:							
Beginning Balance (prior year 's closing)	\$ 26,014	\$ 41,878	\$ 36,479				
Revenues					Timber Ridge Assessed Value	\$16,141,190	
Property Sales	\$ -	\$ -	\$ -		Mill Levy	15	
Property taxes	\$ 242,118	\$ 179,100	\$ 118,488		Property Tax Estimate	\$242,118	
Property taxes (5 mil on assessed valuation)	\$ -	\$ -	\$ 59,245				
HUTF	\$ 53,000	\$ 53,000	\$ 51,745			2026	2025
Specific Ownership Tax Shared Portion	\$ 14,000	\$ 14,000	\$ 15,403		General Property Tax	\$ 243,318	\$ 180,375
Interest Income	\$ 350	\$ 350	\$ 272		Other Sources	\$ 142,350	\$ 154,350
CTRHOA Transfer	\$ -	\$ -	\$ -		Expenditures	\$ 78,575	\$ 60,254
Senior Veteran Exemption Tax	\$ 1,200	\$ 1,275	\$ 1,373		Surpluses(Loss)	\$ 307,093	\$ 274,471
Other	\$ -	\$ -	\$ 13,177				\$ 301,732
Total operating revenues	\$ 310,668	\$ 247,725	\$ 259,703				
Expenditures							
Administrative							
Accounting + auditing	\$ 1,100	\$ 1,100	\$ 1,100				
HOA Dues	\$ -	\$ -	\$ -				
Insurance	\$ 3,600	\$ 3,442	\$ 2,981				
Legal /professional fees	\$ 2,000	\$ -	\$ -				
Internet/Website	\$ 1,000	\$ 1,000	\$ 934				
Miscellaneous			\$ 36				
Office & postage	\$ 50	\$ -	\$ -				
SDA membership + seminars	\$ 325	\$ 310	\$ 321				
Election Fees	\$ -	\$ 600	\$ -				
Treasurer fees (3% of Property Tax Revenue)	\$ 5,500	\$ 5,450	\$ 5,340				
Utilities	\$ 2,500	\$ 2,000	\$ 2,110				
Total administrative	\$ 16,075	\$ 13,902	\$ 12,822				
Operating & Maintenance							
Club house and Equestrian	\$ 500	\$ 2,145	\$ 6,585				
Common areas- Mowing	\$ 1,000	\$ 691	\$ 975				
Miscellaneous	\$ 250	\$ 934	\$ -				
Engineer	\$ 150	\$ -	\$ -				
Snow plowing	\$ 20,000	\$ 6,000	\$ 10,050				
Supplies & Equipment	\$ 600	\$ 1,200	\$ (1,602)				
Weed & pest control	\$ 1,000	\$ 248	\$ 1,002				
Total operating & maintenance	\$ 23,500	\$ 11,218	\$ 17,010				
Total operating expenditures	\$ 39,575	\$ 25,120	\$ 29,832				
Net operating income (loss)	\$ 271,093	\$ 222,605	\$ 229,871				
Transfer to non-operating fund	\$ 271,093	\$ 238,469	\$ 224,472				
Operating fund balance Jan 1st	\$ 26,014	\$ 41,878	\$ 36,479				
Operating fund balance Dec 31st	\$ 26,014	\$ 26,014	\$ 41,878				
	2026 Draft Budget	2025 Estimate	2024				
B. NON-OPERATING FUND:							
Beginning Balance (prior year 's closing)	\$ 2,164,077	\$ 1,873,742	\$ 1,577,409				
Revenues							
Interest	\$ 75,000	\$ 87,000	\$ 79,846				
Total non-operating revenues	\$ 75,000	\$ 87,000	\$ 79,846				
Capital Expenses							
Crack Sealing	\$ 20,000	\$ 16,700	\$ -				
Patch Alligator Cracks	\$ 15,000	\$ 18,434	\$ -				
Chip Seal / Seal Coat	\$ -	\$ -	\$ -				
Shoulders and Ditches	\$ 1,000	\$ -	\$ 360				
Asphalt Bristlecone portion not paved	\$ -	\$ -	\$ -				
Common Property Fire Mitigation	\$ 2,000	\$ -	\$ 7,625				
Clubhouse	\$ -	\$ -	\$ -				
Trail Maintenance	\$ 1,000	\$ -	\$ -				
Total Capital expenditures	\$ 39,000	\$ 35,134	\$ 7,985				
Non-operating income (loss)	\$ 36,000	\$ 51,866	\$ 71,861				
Transfer from operating fund	\$ 271,093	\$ 238,469	\$ 224,472				
Non-operating fund balance Jan 1st	\$ 2,164,077	\$ 1,873,742	\$ 1,577,409				
Non-operating fund balance Dec 31st	\$ 2,471,170	\$ 2,164,077	\$ 1,873,742				
RESERVE FUNDS BALANCE JAN 1	\$ 2,190,091	\$ 1,915,620	\$ 1,613,888				
(Operating fund Jan 1 + Non Operating fund Jan 1)							
RESERVE FUNDS BALANCE DEC 31	\$ 2,497,184	\$ 2,190,091	\$ 1,915,620				
(Operating fund Dec 31 + Non Operating fund Dec 31)							