

Rayzor Ranch - 2026 Budget

2026 Annual Assessment Rate

Single Family Assessments	\$ 312	Per DCCRs 6.14 "Amount of Assessment" (b) Assessment Unit: "Each Lot upon which a Residence is constructed shall constitute (1) assessment unit, and each Lot upon which a Townhome is constructed shall constitute one-quarter (1/4) Assessment Unit."
Town Home Assessments	\$ 78	
Total Lots	280	

2026 Budget

Operating Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
Single Family Assessments	\$ 20,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,280	
Town Home Assessments	\$ 16,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,770	
Capitalization Fees - Single Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,000 per conveyance
Capitalization Fees - Town Home	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,500 per conveyance
Total Income	\$ 37,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,050	

Operating Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
Administrative & Software Fees	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 12	Misc Admin/Supplies (I.e. Yardl Fees; HOA Notices)
Bank Fees	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200	Misc Bank Fees
HOA Assessment-Pond Maintenance to RR Marketplace	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,176	\$ 3,180	\$ 38,116	NEW in 2025: Rayzor Ranch Marketplace Pond Contribution
Insurance Premium	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 476	\$ 5,723	General Liability, Professional Liability, Crime & D&O Policy by HUB International - Estimated 5% Increase
Professional and Legal Services (Legal + Tax Return)	\$ 365	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,465	Tax Return & Legal Fees (Corporate, Collection & DRV Enforcement)
Permits and Licenses						\$ 500							\$ 500	Storm sewer permit
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Property Taxes-EXEMPT
Total Expenses	\$ 4,119	\$ 3,854	\$ 3,854	\$ 3,854	\$ 3,854	\$ 4,354	\$ 3,854	\$ 3,854	\$ 3,854	\$ 3,854	\$ 3,854	\$ 3,857	\$ 47,016	
Net Income (Loss)	\$ 32,931	\$ (3,854)	\$ (3,854)	\$ (3,854)	\$ (3,854)	\$ (4,354)	\$ (3,854)	\$ (3,854)	\$ (3,854)	\$ (3,854)	\$ (3,854)	\$ (3,857)	\$ (9,966)	