

**Craig Ranch Community Association  
2024 Budget**

	<u>Total</u>	
<b>REVENUE</b>		
Assessment Revenues	2,868,025.01	Based on 4,354 owners and builders paying an assessment at a rate of \$445 annually. Also, based on 124 commercial lots paying an assessment calculated at a base rate of \$445 annually.
Other Income	123,304.57	Income from interest earned on invested and operating funds. Also includes funds received from the City of McKinney park maintenance reimbursement agreement.
<b>TOTAL REVENUE</b>	<u>2,991,329.57</u>	
<b>EXPENSES</b>		
Administrative:	1,695,068.81	Administrative expenses include salaries, benefits, management fees, legal, audit, landscape consulting, tax preparation, community mailings, other professional fees, IT services, violation enforcement, postage, administrative supplies, community mass mailings, courier services, copies, scanned documents, violation notices, collection notices, miscellaneous, insurance including: General Liability/D&O/Umbrella/Fidelity/Auto/Workers Comp/Property, cell phone reimbursement, property taxes, bad debt, electronic storage, travel reimbursement, office equipment lease, subscriptions, and office space.
Community Activities	1,000.00	Annual, staff, and Board meetings.
Contracted Services	8,041.92	Porter/trash monitoring services in the common areas.
Landscape & Common Area Maintenance Utilities	417,123.47	Water and electric expenses for common areas and telephone system and internet service for the office.
Maintenance	603,389.48	General contract maintenance, seasonal color changes, tree trimming/thinning, lighting maintenance/repairs, site signage, equipment lease for street banner service, mulch, landscape improvements, pet waste removal, and contingency.
Fountains	4,800.00	Maintenance and repairs to the fountain at Veterans Memorial Park.
Irrigation	14,050.00	Pump/well repairs, irrigation repairs, and back flow inspections in the common areas.
Building Maintenance	20,562.51	Electrical supplies, carpentry supplies, small tools/equipment, painting supplies, other supplies, general building maintenance, locks/keys, alarm contract, janitorial supplies, lights/bulbs, fire prevention, plumbing supplies/repairs, dog/trash bags, and pest control/termite contract for building and common areas.
Lakes	17,396.87	Contract maintenance and chemicals for the lake and fountains.
Repair & Replacement Reserves	209,896.51	Budgeted contribution and interest on reserve account for future repair and replacement of commonly owned association assets.
<b>TOTAL EXPENSES</b>	<u>2,991,329.57</u>	
<b>NET INCOME PER BUDGET</b>	<u>(0.00)</u>	
<b>BUDGET BALANCE</b>	<u>(0.00)</u>	