

DORADO MASTER ASSOCIATION
BUDGET & FINANCE COMMITTEE REPORT

November 2025,

The Budget & Finance Committee met on November 11th, 2025, to finalize the budget being proposed for fiscal 2026 for the Master Association, (see attached).

During this same meeting, the committee also reviewed and confirmed the verbiage for the motion being placed on the November 19th meeting agenda:

"I move the board of directors vote to approve the final draft of the fiscal 2026 Master Association budget dated November 19th, 2025, as presented by the Budget & Finance Committee at the November 19th, 2025, Master Association board meeting."

The committee also discussed several points to be included in a brief narrative describing the rationale applied to arrive at a subset of the line items found in the budget, (see attached).

Lastly, the committee prepared a short list of recommendations which will be implemented on, or before, December 15th, 2025, (see attached); those recommendations describe the proposed transfers between the operating account, the general reserve account, and the road reserve account to align the year-end balances to the forecast/projected beginning balances for each of these accounts reflected in the proposed budget for fiscal 2026.

Respectfully submitted,

Budget & Finance Committee

David Bills
Ellen Bussing
Molly Hardman
Robyn Pittman
Sue Teaney

11/14/2025

DCCE MASTER ASSOCIATION BUDGET - 2026

Final Restated for Accounting System Use Version 11/19/25

	Approved 2025 Budget	Draw From Reserves	2025 to 2026 Trend % ↕	Proposed 2026 Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
REVENUE																	
Annual Assessment	115,710.00		11.9%	129,485.00	32,371.25	-	-	32,371.25	-	-	32,371.25	-	-	32,371.25	-	-	129,485.00
Golf Course Lease Payment	2,400.00			2,400.00	-	-	-	-	-	2,400.00	-	-	-	-	-	-	2,400.00
Interest Income - General Reserve	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income - Road Reserve	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	118,110.00			131,885.00	32,371.25	-	-	32,371.25	-	2,400.00	32,371.25	-	-	32,371.25	-	-	131,885.00
OPERATING EXPENSES																	
Office and Administrative Costs																	
Postage	75.00			80.00	20.00	-	-	20.00	-	-	20.00	-	-	20.00	-	-	80.00
Statements/Copies/Printing	60.00			60.00	15.00	-	-	15.00	-	-	15.00	-	-	15.00	-	-	60.00
Office Supplies	35.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage Fees	360.00			420.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
Management Fees	4,200.00		-5.7%	3,960.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	3,960.00
ACC Filing/Report	10.00			10.00	-	-	-	10.00	-	-	-	-	-	-	-	-	10.00
Social Events	100.00			500.00	-	-	250.00	-	-	-	-	-	-	250.00	-	-	500.00
Safety/Communications	1,750.00			875.00	-	175.00	-	-	-	-	-	-	-	-	700.00	-	875.00
Legal Fees - General	2,000.00			2,000.00	-	500.00	-	-	500.00	-	-	500.00	-	-	500.00	-	2,000.00
Tax Preparation	380.00			400.00	-	-	-	400.00	-	-	-	-	-	-	-	-	400.00
Insurance	4,000.00		5.0%	4,200.00	-	-	-	-	-	-	-	2,887.50	-	1,312.50	-	-	4,200.00
Federal and State Income Tax	600.00			1,500.00	-	-	-	1,500.00	-	-	-	-	-	-	-	-	1,500.00
Property Tax	100.00			100.00	-	-	-	-	-	-	-	-	-	100.00	-	-	100.00
Gifts (was "Other Expenses")	300.00			200.00	-	-	-	-	-	-	-	-	-	-	-	200.00	200.00
Total Office and Administrative Costs	13,970.00		2.4%	14,305.00	400.00	1,040.00	615.00	2,310.00	865.00	365.00	400.00	3,752.50	365.00	2,062.50	1,565.00	565.00	14,305.00
Landscape Costs																	
Landscape Maintenance Contract	18,120.00		25.0%	22,650.00	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	22,650.00
Backflow Preventer Testing	300.00			150.00	-	-	-	150.00	-	-	-	-	-	-	-	-	150.00
Total Landscape Costs	18,420.00			22,800.00	1,887.50	1,887.50	1,887.50	2,037.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	1,887.50	22,800.00
Utility Costs																	
Electric (TEP)	850.00		-36.5%	540.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
Water & Sewer (CoT)	8,000.00		-21.3%	6,300.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
Total Utility Costs	8,850.00			6,840.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00
Repairs & Maintenance																	
Signage/Flag/Flagpole Repairs	500.00		100.0%	1,000.00	-	250.00	-	-	250.00	-	-	250.00	-	-	250.00	-	1,000.00
Irrigation System Repairs	1,700.00		23.5%	2,100.00	-	525.00	-	-	525.00	-	-	525.00	-	-	525.00	-	2,100.00
Invasive Plant/Weed Removal	-			4,800.00	-	-	-	4,800.00	-	-	-	-	-	-	-	-	4,800.00
Tree Service (Pruning)	3,500.00		40.0%	4,900.00	-	3,430.00	-	-	735.00	-	-	-	-	735.00	-	-	4,900.00
Perimeter Wall & Hardscape Repairs	8,500.00		-41.2%	5,000.00	-	1,250.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	-	5,000.00
Road Repairs (Patching) & Striping	1,500.00			1,500.00	-	-	375.00	-	-	375.00	-	-	375.00	-	-	375.00	1,500.00
Road Sweeping	1,000.00			1,000.00	-	500.00	-	-	-	-	-	-	500.00	-	-	-	1,000.00
Total Repairs & Maintenance	16,700.00		21.6%	20,300.00	-	5,955.00	375.00	4,800.00	2,760.00	375.00	-	2,025.00	1,610.00	-	2,025.00	375.00	20,300.00
TOTAL OPERATING EXPENSES	57,940.00		10.9%	64,245.00	2,857.50	9,452.50	3,447.50	9,717.50	6,082.50	3,197.50	2,857.50	8,235.00	4,432.50	4,520.00	6,047.50	3,397.50	64,245.00

DCCE MASTER ASSOCIATION BUDGET - 2026

Final Restated for Accounting System Use Version 11/19/25

Approved 2025 Budget	Draw From Reserves	2025 to 2026 Trend % ↑ ↓	Proposed 2026 Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
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2026 RESERVE TRANSFERS

GENERAL RESERVE TRANSFERS

CC&R Election	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation System Replacement	-	-	5,000.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	5,000.00
Tree Replacement/Landscape Improvements	-	-	5,000.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	5,000.00
Rose Hill Wash Engineering & Remediation	-	-	5,000.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	5,000.00
Perimeter Wall, Signage & Hardscape Replac	-	-	5,000.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	5,000.00
Total General Reserve Transfers	-	-	20,000.00	-	-	5,000.00	-	-	5,000.00	-	-	5,000.00	-	-	5,000.00	20,000.00

ROAD RESERVE TRANSFERS

Culvert Cleaning	-	-	5,000.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	-	-	1,250.00	5,000.00
Golf Course Parking Lot	2,400.00	-	2,400.00	-	-	-	-	-	2,400.00	-	-	-	-	-	-	2,400.00
Road Resurfacing	19,250.00	3.9%	20,000.00	-	-	5,000.00	-	-	5,000.00	-	-	5,000.00	-	-	5,000.00	20,000.00
Road & Curb Replacement	20,000.00	13.8%	20,000.00	-	-	5,000.00	-	-	5,000.00	-	-	5,000.00	-	-	5,000.00	20,000.00
Total Road Reserve Transfers	41,650.00	13.8%	47,400.00	-	-	11,250.00	-	-	13,650.00	-	-	11,250.00	-	-	11,250.00	47,400.00

TOTAL RESERVE TRANSFERS

41,650.00	61.8%	67,400.00	-	-	16,250.00	-	-	18,650.00	-	-	16,250.00	-	-	16,250.00	67,400.00
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TOTAL OPERATING EXPENSES & RESERVE TRANSFERS

99,590.00	32.2%	131,645.00	2,857.50	9,452.50	19,697.50	9,717.50	6,082.50	21,847.50	2,857.50	8,235.00	20,682.50	4,520.00	6,047.50	19,647.50	131,645.00
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Projected Operating Account Balance (12/31/2025) 8,744.34

38,258.09 28,805.59 9,108.09 31,761.84 25,679.34 6,231.84 35,745.59 27,510.59 6,828.09 34,679.34 28,631.84 8,984.34

Operating Profit / (Loss)

240.00	29,513.75	(9,452.50)	(19,697.50)	22,653.75	(6,082.50)	(19,447.50)	29,513.75	(8,235.00)	(20,682.50)	27,851.25	(6,047.50)	(19,647.50)	240.00
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2026 PROJECTS

PROJECTS FUNDED FROM GENERAL RESERVE

CC&R Election	7,000.00	7,500.00	7.1%	7,500.00	-	5,625.00	937.50	937.50	-	-	-	-	-	-	-	7,500.00
Irrigation System Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Replacement/Landscape Improvements	2,900.00	2,500.00	-13.8%	2,500.00	-	-	750.00	-	-	-	-	-	1,750.00	-	-	2,500.00
Rose Hill Wash Engineering & Remediation	26,658.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perimeter Wall, Signage & Hardscape Replac	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ad Hoc Golf Course Restroom Committee	100.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	1,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General Reserve Projects	38,158.00	10,000.00	-73.8%	10,000.00	-	5,625.00	1,687.50	937.50	-	-	-	-	1,750.00	-	-	10,000.00

Projected General Reserve Balance (12/31/2025) 24,600.00

24,600.00 18,975.00 22,287.50 21,350.00 21,350.00 26,350.00 26,350.00 26,350.00 31,350.00 29,600.00 29,600.00 34,600.00

PROJECTS FUNDED FROM ROAD RESERVE

Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Golf Course Parking Lot Resurfacing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Resurfacing	-	92,500.00	-	92,500.00	-	-	-	-	-	-	-	-	46,250.00	46,250.00	-	92,500.00
Road & Curb Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Road Reserve Projects	-	92,500.00	-	92,500.00	-	-	-	-	-	-	-	-	46,250.00	46,250.00	-	92,500.00

Projected Road Reserve Balance (12/31/2025) 186,300.00

186,300.00 186,300.00 197,550.00 197,550.00 197,550.00 211,200.00 211,200.00 211,200.00 222,450.00 176,200.00 129,950.00 141,200.00

TOTAL PROJECTS FUNDED FROM RESERVES

38,158.00	102,500.00	102,500.00	-	5,625.00	1,687.50	937.50	-	-	-	-	-	-	48,000.00	46,250.00	-	102,500.00
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GRAND TOTAL

137,748.00	234,145.00	234,145.00	-	5,625.00	1,687.50	937.50	-	-	-	-	-	-	48,000.00	46,250.00	-	234,145.00
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Net Profit / (Loss)

(19,638.00)	(102,260.00)	29,513.75	(15,077.50)	(21,385.00)	21,716.25	(6,082.50)	(19,447.50)	29,513.75	(8,235.00)	(20,682.50)	(20,148.75)	(52,297.50)	(19,647.50)	(102,260.00)
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DCCE Master Association 2026 Budget Narrative

Purpose:

This document outlines the approach the DCCE Budget & Finance Committee took while preparing the budget being proposed for fiscal 2026.

Key Points:

Income

The proposed budget reflects an 11.9% increase in the annual assessment from \$210 per Lot to \$235 per Lot, (or \$13,775 in total, across all twelve sub-associations), to cover anticipated increases in operating expenses, repairs & maintenance, and larger allocations to the general and road reserve accounts.

Operating Expenses

2026 general & administrative expenses are forecast to be \$14,105, (an increase of 2.5% over the 2025 budget figure).

2026 landscape maintenance contract expenses are forecast to be \$22,650, reflecting a 25% increase. The current landscape maintenance contract was signed in the fall of 2021. The forecast for fiscal 2026 assumes an approximate ~4.5% annual increase. The Landscape Committee is in the process of revising the entire scope of the landscape maintenance specification which will undoubtedly influence the monthly maintenance figure reflected in bids being solicited during the first quarter of 2026.

2026 utilities are forecast to come in at \$6,840, approximately \$2,000 below the 2025 budget, (since the 2025 actual figures are trending below the budgeted figures in 2025).

The line items grouped under "Repairs & Maintenance" at the bottom of the Operating Expense section contain expenditures which are, in fact, operational in nature; repairs represent ongoing needs that don't go away, and they carry a sense of urgency in terms of how quickly they must be addressed, whereas projects, (discussed below), afford the board more latitude in terms of deciding "if", "when", and "how much" should be spent, (while repairs typically do not afford that same degree of latitude).

Transfers into both the general and road reserve accounts will continue, as they have, though the committee is recommending the board apply the same project-level reporting granularity on transfers into reserves to mimic the project-level reporting granularity on transfers out of reserves, implemented for fiscal 2025.

There are three (3) projects, if approved, to be funded from reserves: two (2) from the general reserve, and one (1) from the road reserve. The CC&R election and tree replacement expenditures would be funded from the general reserve, and the seal coating of the roads maintained by the Master Association would be funded from the road reserve.

DCCE Master Association 2026 Budget Narrative

The result of carefully allocating projected revenue between operating expenses, repairs & maintenance, and transfers into reserve accounts resulted in a balanced budget – 99.9% of the projected income has been earmarked, (excluding interest earned on funds in the reserve accounts).

Recommendations:

The committee is recommending the general reserve be tracked at the project-level of granularity for both transfers into and out of the general reserve, building on the solid foundation established by the Budget & Finance Committee last fall when preparing the budget for this year. Refer to the proposed budget to see how this project-level reporting granularity has been carried forward for both the general reserve and road reserve sections.

The committee is recommending the funds earmarked for culvert cleaning and the re-surfacing of the golf course parking lot be reclassified, (or moved), to the road reserve account. This means in early December \$4,800 would be transferred from the operating account to the road reserve account, then \$7,200 would be transferred from the general reserve account to the road reserve account, with all \$12,000 earmarked for use when the golf course parking lot is seal coated at some point in the future. This logical grouping places everything related to roadway maintenance, asphalt repairs, seal coating, and even the eventual re-paving projects, regardless of location, into one reserve account.

The committee is recommending in early December, a transfer of \$19,250 from the operating account to the road reserve account be made, (and earmarked for road re-surfacing related expenditures in the future). This is an approved line item in the budget for fiscal 2025.

The committee is recommending in early December, a transfer of \$20,000 from the operating account to the road reserve account be made, (and earmarked for road re-paving related expenditures in the future). This is an approved line item in the budget for fiscal 2025.

The committee is recommending the Treasurer analyze the operating account balance on, or before, December 15th, and if the projected ending balance falls below \$5,000, to initiate a transfer of between \$7,500 and \$10,000 from the general reserve account to the operating account to ensure sufficient funds are available to pay for any/all Master Association obligations through mid-January 2026, (which is typically when the Q1 sub-association quarterly payments are being deposited into the operating account).

As of November 14th, there have been no transfers from the general reserve to the operating account to pay for any of the approved projects for fiscal 2025. Rather, those expenditures were funded solely from the operating account, (e.g., the CC&R election,

DCCE Master Association 2026 Budget Narrative

tree pruning, tree removal, irrigation repairs, perimeter wall/hardscape repairs, and, of course, the Rose Hill Wash engineering/remediation project).

Consequently, the operating account balance will need to be closely monitored through mid-December, at which point, (and based on the balance criteria noted above), the decision to make a transfer, (or not make a transfer), can be made, implemented, and recorded so it will be reflected in the December 31st, 2025, financial statements.

Subject: Form message: Board of Directors Roll Call Vote
Date: Wednesday, November 19, 2025 at 7:26:46 PM Mountain Standard Time
From: Dorado Country Club Estates <no-reply@doradohoa.org>
To: Recipient <elections@doradohoa.org>

Dorado Country Club Estates

New submission

A visitor submitted a message via the form on the page named "Board of Directors Roll Call Vote." Here's the information they provided:

Motion (Insert motion text here.):

I move the board of directors vote to approve the final draft of the fiscal 2026 Master Association budget dated November 19th, 2025, as presented by the Budget & Finance Committee at the November 19th, 2025, Master Association board meeting.

Motion Made By (Name):

Jane Herron

Motion Seconded By (Name):

Frank Arrotta

Yes/Approve:

- ✓ Village A
- ✓ Association 2
- ✓ Association 3
- ✓ Block 3
- ✓ Block 4
- ✓ Block 5
- ✓ Blocks 9 & 10
- ✓ Dorado 14
- ✓ Block 17
- ✓ Block 70

No/Do Not Approve:

- ✓ Block 50
- ✓ Block 60

Abstain/Abstained from Voting:

No response

Selected Recipients:

- elections@doradohoa.org
-

*This form was submitted by a member logged in as **David Bills**.*

Delivered by [HOA Express](#)
1350 Rayford Park Rd. Suite A, Spring, TX 77386

You are receiving this because it is a required message about your account

