

DORADO MASTER ASSOCIATION
BUDGET & FINANCE COMMITTEE REPORT

October 2025,

During late September/early October, the Budget & Finance Committee met to discuss budget-related feedback received through October 3rd, then made several small refinements to the draft budget for fiscal 2026.

Specifically, the committee revised several operating expense line items based on changes in actual expense trends, and/or after receiving word of increases, (e.g., insurance policies).

Additionally, this draft includes sub-totals below the operating expense & reserve transfers section, and sub-totals below the reserve transfer and projects funded from reserves sections to clearly illustrate the impact the projected monthly cash inflows and outflows will have on the operating, general reserve, and road reserve account balances.

The committee also drafted a motion to be shared with the board during the October 15th DCCE board meeting asking the board of directors to be prepared to vote to approve the final draft of the 2026 budget at the November 19th DCCE board meeting.

Lastly, there are several tables listed in an appendix attached to this report describing various aspects of the budget being proposed for fiscal 2026. Please take a moment or two to scan these prior to the upcoming DCCE board meeting on October 15th.

Respectfully submitted,

Budget & Finance Committee

David Bills
Ellen Bussing
Molly Hardman
Robyn Pittman
Sue Teaney

10/10/2025

Discuss draft of motion which will be included in agenda for November meeting:

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.

Appendix A

The proposed incremental increase in the annual assessment for fiscal 2026 is \$25.00, or 11.9%, or \$2.08 per month, per Lot. The annual impact the proposed incremental increase will have on each sub-association is illustrated in the following table:

| Lots | Sub-Association Name | Amount | % of Total |
|------------|----------------------|------------------|---------------|
| 39 | Village A | 975.00 | 7.08 |
| 50 | Association 2 | 1,250.00 | 9.07 |
| 43 | Association 3 | 1,075.00 | 7.80 |
| 29 | Block 3 | 725.00 | 5.26 |
| 26 | Block 4 | 650.00 | 4.72 |
| 23 | Block 5 | 575.00 | 4.17 |
| 51 | Blocks 9 & 10 | 1,275.00 | 9.26 |
| 68 | Dorado 14 | 1,700.00 | 12.34 |
| 23 | Block 17 | 575.00 | 4.17 |
| 43 | Block 50 | 1,075.00 | 7.80 |
| 82 | Block 60 | 2,050.00 | 14.88 |
| 74 | Block 70 | 1,850.00 | 13.43 |
| 551 | | 13,775.00 | 100.00 |

The following table illustrates the total annual assessment amount each sub-association would pay per quarter, assuming an 11.9% increase:

| Lots | Sub-Association Name | Amount | % of Total |
|------------|----------------------|------------------|---------------|
| 39 | Village A | 2,291.25 | 7.08 |
| 50 | Association 2 | 2,937.50 | 9.07 |
| 43 | Association 3 | 2,526.25 | 7.80 |
| 29 | Block 3 | 1,703.75 | 5.26 |
| 26 | Block 4 | 1,527.50 | 4.72 |
| 23 | Block 5 | 1,351.25 | 4.17 |
| 51 | Blocks 9 & 10 | 2,996.25 | 9.26 |
| 68 | Dorado 14 | 3,995.00 | 12.34 |
| 23 | Block 17 | 1,351.25 | 4.17 |
| 43 | Block 50 | 2,526.25 | 7.80 |
| 82 | Block 60 | 4,817.50 | 14.88 |
| 74 | Block 70 | 4,347.50 | 13.43 |
| 551 | | 32,371.25 | 100.00 |

Appendix A

The following table summarizes the impact of projected cash inflows, (transfers in), and outflows, (to fund projects), to the General Reserve between 10/1/2025 and 12/31/2026:

| Date | General Reserve - Estimated Impacts | Amount |
|----------|---------------------------------------|------------------|
| 10/1/25 | Beginning Balance (Vantage West) | 41,700.00 |
| 11/15/25 | Replenish Operating Account (Partial) | -10,000.00 |
| | Projected Transfers In (2026 Total) | 20,000.00 |
| | Funded Projects (2026 Transfers Out) | -10,000.00 |
| 12/31/26 | Ending Balance | 41,700.00 |

The following table summarizes the impact of projected cash inflows, (transfers in), and outflows, (to fund projects), to the Road Reserve between 10/1/2025 and 12/31/2026:

| Date | Road Reserve - Estimated Impacts | Amount |
|----------|--------------------------------------|-------------------|
| 10/1/25 | Beginning Balance (Vantage West) | 134,500.00 |
| 11/30/25 | Projected Transfers In (2025) | 39,250.00 |
| | Projected Transfers In (2026 Total) | 47,400.00 |
| | Funded Projects (2026 Transfers Out) | -92,500.00 |
| 12/31/26 | Ending Balance | 128,650.00 |

DCCE MASTER ASSOCIATION BUDGET FOR 2026

Draft Restated for Accounting System Use Version 10/10/25

| | 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 | | | 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 | | | 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 FOR 2026

Draft Restated for Accounting System Use Version 10/10/25

| | 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 |
|---|----------------------|--------------------|--------------------------|----------------------|------------------|--------------------|--------------------|--------------------|-------------------|--------------------|------------------|-------------------|--------------------|------------------|-------------------|--------------------|---------------------|
| 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 | - | | 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 |
| 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 |
| Projected Operating Account Balance (12/31/2025) | 14,523.47 | - | | | 44,037.22 | 34,584.72 | 14,887.22 | 37,540.97 | 31,458.47 | 12,010.97 | 41,524.72 | 33,289.72 | 12,607.22 | 40,458.47 | 34,410.97 | 14,763.47 | |
| 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 |
| 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) | 31,700.00 | - | | | 31,700.00 | 26,075.00 | 29,387.50 | 28,450.00 | 28,450.00 | 33,450.00 | 33,450.00 | 33,450.00 | 38,450.00 | 36,700.00 | 36,700.00 | 41,700.00 | |
| 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) | 173,750.00 | - | | | 173,750.00 | 173,750.00 | 138,750.00 | 92,500.00 | 92,500.00 | 106,150.00 | 106,150.00 | 106,150.00 | 117,400.00 | 117,400.00 | 117,400.00 | 128,650.00 | |
| TOTAL PROJECTS FUNDED FROM RESERVES | 38,158.00 | 102,500.00 | | 102,500.00 | - | 5,625.00 | 47,937.50 | 47,187.50 | - | - | - | - | - | 1,750.00 | - | - | 102,500.00 |
| GRAND TOTAL | 137,748.00 | - | | 234,145.00 | 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 | 234,145.00 |
| Net Profit / (Loss) | (19,638.00) | - | | (102,260.00) | 29,513.75 | (15,077.50) | (67,635.00) | (24,533.75) | (6,082.50) | (19,447.50) | 29,513.75 | (8,235.00) | (20,682.50) | 26,101.25 | (6,047.50) | (19,647.50) | (102,260.00) |