CEDAR RIDGE 2026 PROPOSED BUDGET

Operations	Proposed 2026	Change from 2025	YTD Spent 1/1/25-9/30	Anticipated Before 2025 yr end	Comments
Annual State Corp Fee	$20	➡ same	$20	$0	
Annual P.O. Box	$210	⬆ +$10	$210	$0	
Insurance	$1400	⬆ +$550	$0	$1397.00 Oct paid	Our Insurance company stopped carrying HOA insurance. The Board shopped and used a broker for a new policy to get HOA the best deal.
Governance Documents Rewrite	- see note below ($1800 fixed or $2500 starting)		$0		When ready we will spend from the Savings Account over the dues budgeted amount,. No special assessment is necessary.
Committees	$50	⬇ -$100	$13.98	$0	
Contingency/Reserve fund	-see note below $0	⬇ -$375	$0		Emergencies if they arise come from this fund.No amount is to be allocated to this reserve account.
Events	$400	⬆ +$200	$218.80	Annual meeting cost?	2025 Board donated over $300 in event supplies
HOA landscape Maintenance Fund	$850	⬆ +850	$0		Half of bi-yrly landscaping. $1700 every other year for trees & bark. That means that $850 is saved and earmarked for 2027
HOA storage	$480	⬇ -$20	$320	$160	Board savings from in house service.
Landscaping/ Sprinkler Service	$3,150	⬆ +$150	$4,177.76	$95.85 Oct Paid/ Winterize sprinkler approx $150	2025 spending included bark and tree trimming at $1700. We want to establish a bi-yrly budget and schedule for this service.
Newsletter	$0	⬇ -$200	$0	$0	Free print ,paper & delivery. Board savings
Office Supplies	$165	⬆ +$15	$33.61	Ink reimbursement	The Board anticipates envelopes, paper, ink. 2025 Board has used its own ink.
Postage	$200	⬆ +$20	$243.6		Board has hand delivered some letters to save.
Prof Fees/Legal/Leins	$200	⬇ -$70	$0		
Power	$3,600	⬆ +$700	$2,667.20	Approx $900	PSE is much more expensive
Water	$500	⬇ -$100	$378.82	Approx $120	Past 2023, 2024 high spending was due to leak or overwatering.
Website	$150	⬇ -$50	$150	$0	
BOARD & HOA DUES Refund	—X				Board Members are now totally voluntary and pay dues too. No refunds or gain to Board Members.
	Below TOTAL **2026**	Below TOTAL change	Below TOTAL **1/1-9/30/25 YTD**	Below TOTAL anticipated **10/1- 2025 year end**	Below TOTAL **2025** (YTD + approx yr end spending)
Preposed 2026 Spending	=$11,375.00	⬆ $1,580	$8,433.77	$2825.85	= $11,259.62
Preposed Income Dues 91 homes x **$125 per year**	=$11,375.00	⬆ **+$15 per lot**			

NOTES

- Annual dues increase of $15 or **$125** yearly per lot for 2026.
- The cost of the Rewrite fund will exceed the amount budgeted from our dues and will therefore be paid from our Savings Account. The Attorney quoted fixed fee of **$1,800** for a legal review of the proposed rewritten Bylaws & CCRs (to be reviewed together once complete) to ensure they comply only with current laws. A more comprehensive review to address future WUCIOA-related changes starts at **$2500** ($350 per hour). The cost is lower if our governing documents are simplified — as fewer laws and pages mean lower review costs. The Board wants to save the most we can.
- We are exempt from a state required professional contingency review due to the costs of a review exceeding 5% of our budget. That said the Board has tried to insure that we are as prepared as possible for emergencies without requiring special assessments.