

2026 Budget - MeadowWood Main

INCOME		Cost/Month	# Per year	# of homes	2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
5010	Dues Main Association: All Homes	\$ 27	12	1471	\$ 440,909.31	\$ 447,378.04	\$ 476,531.15
Total Assessments					\$ 440,909.31	\$ 447,378.04	\$ 476,531.15
5014	Transfer Fee				\$ -	\$ (700.00)	\$ -
5020	Late Charges				\$ 8,400.00	\$ 11,440.35	\$ 8,400.00
5021	Late Interest				\$ 540.00	\$ 764.49	\$ 540.00
5025	NSF Income				\$ -	\$ 40.00	\$ -
5026	Fine Income				\$ 1,800.00	\$ 1,350.00	\$ 1,525.00
5032	Lien income				\$ -	\$ 195.00	\$ -
5050	Interest Income				\$ 2,805.29	\$ 3,154.79	\$ 3,600.00
5100	Misc. Income				\$ -	\$ -	\$ -
Total Income					\$ 454,454.60	\$ 463,622.67	\$ 490,596.15
Landscaping Expenses					2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6615	Snow Removal				\$ 4,234.65	\$ 3,220.95	\$ 5,341.00
6616	Snow Removal- Mica Peak				\$ -	\$ -	\$ -
6810	Mowing - Commons/Fall Leaf				\$ 81,100.41	\$ 80,291.25	\$ 85,155.44
6820	Fertilize - Commons				\$ 16,210.70	\$ 16,210.70	\$ 17,021.23
6830	Turf Spray - Commons				\$ 11,529.69	\$ 11,529.70	\$ 12,106.18
6843	Master Tree Program				\$ 10,283.33	\$ 10,283.33	\$ 10,283.33
6860	Sprinkler Turn On & Blow Out				\$ 6,334.81	\$ 6,334.81	\$ 6,651.55
6880	Landscape Labor (Irrigation Maintenance)				\$ 22,810.21	\$ 23,224.15	\$ 23,950.72
6890	Misc. Landscape(planter Beds)				\$ 17,604.70	\$ 19,021.59	\$ 18,484.93
Total Landscaping					\$ 170,108.51	\$ 170,116.48	\$ 178,994.38
Other Expenses					2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6135	Board & Annual Meetings				\$ 1,648.78	\$ 1,574.68	\$ 1,634.68
6305	Accounting				\$ 3,185.00	\$ 3,185.00	\$ 3,910.00
6306	Legal				\$ -	\$ -	\$ 3,000.00
6308	Lien Filing Fees				\$ -	\$ 857.00	\$ -
6307	Additional CCR Inspections / Code Enforcement				\$ -	\$ -	\$ -
6310	Insurance Expense				\$ 13,601.28	\$ 12,962.00	\$ 14,517.44
6330	Bank Charges				\$ -	\$ -	\$ -
6415	Electricity				\$ 52,098.44	\$ 54,832.80	\$ 59,285.84
6420	Water				\$ 45,327.33	\$ 47,126.60	\$ 48,486.04
6626	Postage				\$ 9,973.41	\$ 9,781.95	\$ 9,836.78
6630	Repairs & Maintenance- hard scape/Dogi Pot				\$ 2,668.32	\$ 3,084.03	\$ 3,114.87
6631	Fence Repair & Maintenance				\$ 468.12	\$ -	\$ 500.00
6635	Special Projects- Management				\$ -	\$ -	\$ -
6900	Web Fees				\$ 500.00	\$ 500.00	\$ 150.00
7505	Management Fee				\$ 101,430.00	\$ 101,435.75	\$ 105,912.00
7508	Property Taxes				\$ 11.81	\$ 11.81	\$ 11.81
7515	Income Tax				\$ 2,520.37	\$ 2,904.00	\$ 3,027.93
8000	Capital Reserve Funding				\$ 45,000.00	\$ 45,000.00	\$ 50,400.00
Total Other					\$ 278,432.86	\$ 283,255.62	\$ 303,787.39
TOTAL EXPENSES					\$ 448,541.36	\$ 453,372.10	\$ 482,781.77
NET CASH FLOW					\$ 5,913.24	\$ 10,250.57	\$ 7,814.38
BEGINNING CASH BALANCE					\$ 149,824.40	\$ 149,824.40	\$ 160,074.97
PROJECTED ENDING CASH BALANCE					\$ 155,737.64	\$ 160,074.97	\$ 167,889.35
Year End Projection:							
Operating Account						\$ 160,074.97	
Reserve Account						\$ 135,336.51	
Total Assets						\$ 295,411.48	

RESERVE FUNDING DISCLOSURE per RCW 64.38.25

The following information has been extracted from the most recent reserve funding models for compilation herein per requirements set forth by RCW 64.38.25. The data below has been extracted from the Association's most recent Reserve Study.

- a) Next year's reserve contribution: 50,400.00
- Funding plan on which it's based: Reserve Study 12/15/2023 "Alternate Funding Plan"
- b) Planned special assessments: NO
- c) Will reserves will be sufficient at the end of each year? NO
- d) Will additional funds be needed and if so, when? Yes: Future budgets should increase funding
- e) Recommended balance by current year end: \$244,104.00
- Projected balance by current year end: \$135,336.51
- Percent funded by current year end: 55.4%

f)	Starting Reserve Balance	Fully Funded Balance	% Funded
Per Reserve Study balance by yearend 2026:	\$122,096	\$254,860	47.9%
Per Reserve Study balance by yearend 2027:	\$112,287	\$257,862	43.6%
Per Reserve Study balance by yearend 2028:	\$149,437	\$309,009	48.4%
Per Reserve Study balance by yearend 2029:	\$112,139	\$285,397	39.3%
Per Reserve Study balance by yearend 2030:	\$150,665	\$339,376	44.4%

2026 Main Capital Expense Budget

Income		2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
8100-900	Reserve Transfer	\$ 45,000.00	\$ 45,000.00	\$ 50,400.00
5050-900	Interest	\$ 2,040.00	\$ 2,447.08	\$ 2,700.00
Total Income		\$ 47,040.00	\$ 47,447.08	\$ 53,100.00

Capital Expenses		2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6621-900	Concrete Sidewalks, Common Areas	\$ 4,000.00	\$ -	\$ 4,000.00
6621-900	Fence Painting and Repairs	\$ 25,000.00	\$ 17,635.00	\$ 20,000.00
6621-900	Tree Replacements	\$ -	\$ -	\$ 7,725.00
6621-900	Asphalt Maintenance	\$ -	\$ -	\$ 9,176.00
6621-900	Site Furniture	\$ -	\$ -	\$ 8,540.00
6621-900	Gardens Monument	\$ 9,750.00	\$ 9,750.00	\$ -
Total Expenses		\$ 38,750.00	\$ 27,385.00	\$ 49,441.00
Net Cash Flow		\$ 8,290.00	\$ 20,062.08	\$ 3,659.00

2026 Budget - Garden Ridge

Income		Cost/QTR	# Per year	# of homes	2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
5010	Dues	\$ 430	4	81	\$ 131,152.19	\$ 129,378.04	\$ 139,246.83
5050	Interest Income				\$ -	\$ -	\$ -
5013	Special Assessment	\$ -	1	81	\$ -	\$ -	\$ -

Total Income	\$ 131,152.19	\$ 129,378.04	\$ 139,246.83
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Landscaping Expenses					2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6615	Snow Removal				\$ 2,479.75	\$ 2,670.50	\$ 3,815.00
6810	Mowing/Fall Leaf, Entire Site				\$ 68,677.28	\$ 67,613.40	\$ 72,111.15
6820	Fertilize - Entire Site				\$ 10,016.21	\$ 10,016.21	\$ 10,517.04
6830	Turf Spray - Entire Site				\$ 4,967.63	\$ 4,636.40	\$ 5,216.00
6843	Master Tree Program				\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
6860	Sprinkler Turn On & Blow Out				\$ 1,047.90	\$ 1,047.91	\$ 1,100.30
6880	Landscape Labor/Materials (Irrigation)				\$ 2,782.07	\$ 2,910.05	\$ 2,921.15
6890	Planter Bed Maintenance/Pruning				\$ 2,000.00	\$ 1,000.00	\$ -

Total Landscaping	\$ 93,970.85	\$ 91,894.47	\$ 97,680.64
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Other Expenses					2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6415	Common Area Electricity				\$ 2,893.18	\$ 2,784.47	\$ 3,301.91
6420	Common Area Water				\$ 2,824.01	\$ 3,075.58	\$ 3,229.36
6626	Admin/Office				\$ -	\$ -	\$ -
6630	Repairs and Maintenance (hardscape)				\$ -	\$ -	\$ -
7505	Management Fee				\$ 4,860.00	\$ 4,860.00	\$ 4,860.00
8000	Reserve Funding				\$ 27,000.00	\$ 27,000.00	\$ 30,000.00

Total Other	\$ 37,577.19	\$ 37,720.05	\$ 41,391.27
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TOTAL EXPENSES	\$ 131,548.04	\$ 129,614.52	\$ 139,071.91
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NET CASH FLOW	\$ (395.85)	\$ (236.48)	\$ 174.92
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BEGINNING CASH BALANCE	\$ 42,439.24	\$ 42,439.24	\$ 42,202.76
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PROJECTED ENDING CASH BALANCE	\$ 42,043.39	\$ 42,202.76	\$ 42,377.68
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Year End Projection:

Operating Account	\$ 42,202.76
Reserve Account	\$ 85,354.08
Total Assets	\$ 127,556.84

RESERVE FUNDING DISCLOSURE per RCW 64.38.25

The following information has been extracted from the most recent reserve funding models for compilation herein per requirements set forth by RCW 64.38.25. The data below has been extracted from the Association's most recent Reserve Study.

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|----|--|---|
| a) | Next year's reserve contribution: | 30,000.00 |
| | Funding plan on which it's based: | Reserve Study 12/15/2023 "Alternate Funding Plan" |
| b) | Planned special assessments: | NO |
| c) | Will reserves be sufficient at the end of each year? | NO |
| d) | Will additional funds be needed and if so, when? | Yes: Future budgets should increase funding |
| e) | Recommended balance by current yearend: | \$311,556.00 |
| | Projected balance by current yearend: | \$85,354.08 |
| | Percent funded by current yearend: | 27.4% |

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|----|--|----------------------|-----------|
| f) | Starting Reserve Balance | Fully Funded Balance | % Funded |
| | Per Reserve Study balance by yearend 2026: | \$71,371 | \$344,782 |
| | Per Reserve Study balance by yearend 2027: | \$112,391 | \$381,470 |
| | Per Reserve Study balance by yearend 2028: | \$155,033 | \$420,048 |
| | Per Reserve Study balance by yearend 2029: | \$183,059 | \$443,905 |
| | Per Reserve Study balance by yearend 2030: | \$181,170 | \$437,052 |

Garden Ridge 2026 Capital Expense Budget

Income		2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
8100-901	Reserve Transfer	\$ 27,000.00	\$ 27,000.00	\$ 30,000.00
5050-901	Interest	\$ 1,860.00	\$ 2,222.81	\$ 2,400.00
Total Income		\$ 28,860.00	\$ 29,222.81	\$ 32,400.00

Capital Expenses		2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6621-901	Fence Painting	\$ 46,000.00	\$ 18,934.35	\$ -
6621-901	Seal Coating	\$ 41,000.00	\$ 32,282.53	\$ -
Total Expenses		\$ 87,000.00	\$ 51,216.88	\$ -
Net Cash Flow		\$ (58,140.00)	\$ (21,994.07)	\$ 32,400.00

2026 Budget - Rocky Hill Townhomes/Cottages

Income	Cost/QTR	# Per year	# of homes	2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
5010 Dues	\$ 370	4	61	\$ 89,323.42	\$ 90,542.48	\$ 90,022.25
5050 Interest Income				\$ 1,428.00	\$ 1,654.51	\$ 1,620.00
Total Income				\$ 90,751.42	\$ 92,196.99	\$ 91,642.25

Landscaping Expenses				2026 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6615 Snow Removal				\$ 7,820.75	\$ 6,403.75	\$ 8,393.00
6810 Mowing/Fall Leaf				\$ 33,064.52	\$ 32,497.54	\$ 34,717.74
6820 Fertilize				\$ 5,193.60	\$ 5,193.00	\$ 5,453.27
6830 Turf Spray/Curb line weeds				\$ 3,666.86	\$ 2,411.63	\$ 3,850.21
6843 Master Tree Program				\$ 1,557.15	\$ 1,500.00	\$ 1,557.15
6860 Sprinkler Turn On & Blow Out				\$ 3,067.13	\$ 3,067.14	\$ 3,220.50
6880 Landscape labor and Materials (Irrigation)				\$ 6,992.05	\$ 9,890.61	\$ 7,341.65
6890 Misc. Landscape (Planter Beds)				\$ 8,858.13	\$ 8,142.71	\$ 9,265.67
Total Landscaping				\$ 70,220.21	\$ 69,106.38	\$ 73,799.18

Other Expenses				2026 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6415 Electricity Common area/street lights				\$ 391.00	\$ 520.41	\$ 639.30
6420 Water				\$ 6,902.83	\$ 6,980.08	\$ 7,233.33
6630 Repairs and Maintenance				\$ -	\$ -	\$ -
7505 Management Fee				\$ 3,660.00	\$ 3,660.00	\$ 3,660.00
8000 Reserve Funding				\$ 11,000.00	\$ 11,000.00	\$ 11,000.00
Total Other				\$ 21,953.82	\$ 22,160.49	\$ 22,532.63

TOTAL EXPENSES	\$	92,174.03	\$	91,266.87	\$	96,331.82
NET CASH FLOW	\$	(1,422.61)	\$	930.12	\$	(4,689.57)

PROJECTED BEGINNING CASH BALANCE	\$	58,015.83	\$	58,015.83	\$	58,945.95
PROJECTED ENDING CASH BALANCE	\$	56,593.22	\$	58,945.95	\$	54,256.38

Year End Projection:

Operating Account	\$	58,945.95
Reserve Account		<u>58,151.72</u>
Total Assets	\$	117,097.67

RESERVE FUNDING DISCLOSURE per RCW 64.38.25

The following information has been extracted from the most recent reserve funding models for compilation herein per requirements set forth by RCW 64.38.25. The data below has been extracted from the Association's most recent Reserve Study.

- | | | |
|----|---|---|
| a) | Next year's reserve contribution: | 11,000.00 |
| | Funding plan on which it's based: | Reserve Study 12/15/2023 "Alternate Funding Plan" |
| b) | Planned special assessments: | NO |
| c) | Will reserves will be sufficient at the end of each year? | NO |
| d) | Will additional funds be needed and if so, when? | Yes: Future budgets should increase funding |
| e) | Recommended balance by current year end: | 78,335.00 |
| | Projected balance by current year end: | 58,151.72 |
| | Percent funded by current yearend: | 74.2% |

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|----|--|----------------------|-----------|
| f) | Starting Reserve Balance | Fully Funded Balance | % Funded |
| | Per Reserve Study balance by yearend 2026: | \$58,053 | \$87,478 |
| | Per Reserve Study balance by yearend 2027: | \$50,426 | \$79,070 |
| | Per Reserve Study balance by yearend 2028: | \$62,794 | \$90,900 |
| | Per Reserve Study balance by yearend 2029: | \$75,641 | \$103,368 |
| | Per Reserve Study balance by yearend 2030: | \$88,984 | \$116,503 |
| | | | 66.4% |
| | | | 63.8% |
| | | | 69.1% |
| | | | 73.2% |
| | | | 76.4% |

TH-Cottages 2026 Capital Expense Budget

Income		2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
8000-902	Reserve Transfer	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00
5050-902	Interest	\$ 600.00	\$ 713.92	\$ 780.00

Total Income \$ **11,600.00** \$ **11,713.92** \$ **11,780.00**

Capital Expenses		2025 Budget	2025 Actuals through 7.31.25 + Budget	2026 Budget
6621-902	Irrigation Replacement	\$ 2,060.00	\$ -	\$ -
6621-902	Asphalt Maintenance	\$ -	\$ -	\$ 19,627.00

Total Expenses \$ **2,060.00** \$ **-** \$ **19,627.00**

Net Cash Flow \$ **9,540.00** \$ **11,713.92** \$ **(7,847.00)**