

Proposed 2026 Budget - Eagle Ridge HOA

INCOME:	Cost/Mo	Frequency	# of lots	2025 Budget	2025 Actuals Plus Remaining Budget	2026
5010 Dues: Residential	\$ 51.45	12	1240	\$ 725,895.08	\$ 717,904.67	\$ 764,967.18
5013 Capital Reserve Assessment	\$ 6.55	12	1240	\$ 94,716.22	\$ 98,121.60	\$ 97,386.49
Total Homeowner Assessment:				\$ 820,611.30	\$ 816,026.27	\$ 862,353.68

5014 Transfer Fee				\$ -	\$ 2,303.65	\$ -
5020 Late Charges				\$ 4,800.00	\$ 6,393.97	\$ 5,400.00
5021 Late Interest				\$ 1,440.00	\$ 1,317.17	\$ 1,620.00
5025 NSF Income				\$ -	\$ -	\$ -
5026 Fine Income				\$ -	\$ 800.90	\$ -
5032 Lien Income				\$ -	\$ 200.00	\$ -
5050 Interest Income				\$ 9,000.00	\$ 8,190.31	\$ 9,000.00
5100 Misc. Income				\$ -	\$ 285.00	\$ -
Total Income:				\$ 835,851.30	\$ 835,517.27	\$ 878,373.68

Snow Removal Expenses				2025 Budget	2025 Actuals Plus Remaining Budget	2026
6615 Mail Boxes and select sidewalks				\$ 36,000.00	\$ 23,044.95	\$ 28,000.00
Snow Removal Total				\$ 36,000.00	\$ 23,044.95	\$ 28,000.00
Landscaping Expenses						
6810 Mowing - Commons				\$ 142,186.14	\$ 137,001.14	\$ 150,372.04
6820 Fertilize - Commons				\$ 15,024.56	\$ 14,945.58	\$ 15,577.41
6830 Turf/Noxious Weed Spray - Commons				\$ 18,525.64	\$ 13,139.08	\$ 18,935.37
6843 Master Tree Program				\$ 36,932.09	\$ 37,525.16	\$ 42,604.75
6850 Flower Planting & Landscape Committee Budget				\$ 7,750.00	\$ 8,032.28	\$ 8,500.00
6860 Sprinkler Turn On & Blow Out				\$ 9,442.67	\$ 9,045.23	\$ 10,386.94
6880 Landscape Labor for Irrigation				\$ 39,500.00	\$ 42,967.15	\$ 44,250.00
6890 Planter Beds/Shrub Pruning				\$ 31,690.17	\$ 29,187.09	\$ 32,982.55
6891 Pond Maintenance				\$ 7,250.00	\$ 10,864.05	\$ 8,650.00
Landscaping Total				\$ 308,301.27	\$ 302,706.76	\$ 332,259.06
Community Event Expenses						
6120 Community Events				\$ 44,376.00	\$ 45,818.50	\$ 49,384.00
6320 Staffing				\$ 21,600.00	\$ 13,056.75	\$ 21,600.00
Community Event Total				\$ 65,976.00	\$ 58,875.25	\$ 70,984.00
Common Area Utilities						
6415 Irrigation/Street Lights/Water Fall Pumps				\$ 61,000.00	\$ 66,314.35	\$ 70,500.00
6420 Water				\$ 101,500.00	\$ 120,923.88	\$ 129,500.00
Common Area Utilities Total				\$ 162,500.00	\$ 187,238.23	\$ 200,000.00
Common Area Repair & Maintenance						
6410 Refuse Removal				\$ 3,984.00	\$ 3,979.30	\$ 4,344.00
6425 Porta Potty/Sewer Lift Station Main.				\$ 5,300.00	\$ 3,140.14	\$ 5,900.00
6620 Capital Reserve Transfer				\$ 95,187.00	\$ 95,187.00	\$ 97,386.49
6630 Repairs and Maintenance				\$ 23,300.00	\$ 16,451.76	\$ 23,500.00
6631 Common Area Fence Repairs				\$ 15,000.00	\$ 1,782.37	\$ -
6635 Special Projects: Raptor Peak, Forest Ridge Park				\$ -	\$ 5,148.11	\$ -
Common Area Repair & Maintenance Total				\$ 142,771.00	\$ 125,688.68	\$ 131,130.49
Administrative Expenses						
6135 Board & Annual Meetings				\$ 1,110.00	\$ 1,034.67	\$ 1,200.00
6305 Accounting				\$ 3,485.00	\$ 3,185.00	\$ 3,685.00
6306 Legal				\$ 5,000.00	\$ 6,899.11	\$ 5,550.00
6308 Lien Filing Fees				\$ -	\$ 453.50	\$ -
6310 Insurance Expense				\$ 14,640.00	\$ 12,283.00	\$ 14,640.00
6330 Bank Charges				\$ -	\$ -	\$ -
6626 Postage				\$ 8,300.00	\$ 8,760.64	\$ 9,110.00
6900 Web Fees/ Maintenance				\$ 4,000.00	\$ 4,016.74	\$ 4,000.00
7505 Management Fee				\$ 83,628.00	\$ 83,674.00	\$ 89,280.00
7508 Property Taxes				\$ 4,600.00	\$ 4,352.40	\$ 4,800.00
7515 Income Taxes				\$ 5,383.50	\$ 5,948.00	\$ 6,358.34
Administrative Total				\$ 130,146.50	\$ 130,607.06	\$ 138,623.34
Total Expenses:				\$ 845,694.77	\$ 828,160.93	\$ 900,996.88
Net Cash Flow:				\$ (9,843.47)	\$ 7,356.34	\$ (22,623.21)

BEGINNING CASH BALANCE:	\$ 384,713.61	\$ 384,713.61	\$ 392,069.95
ENDING CASH BALANCE:	\$ 374,870.14	\$ 392,069.95	\$ 369,446.74

2025 Projected Year End

Operating Account:	\$ 392,069.95	\$ 369,446.74
Reserve Account:	\$ 497,897.96	\$ 501,432.47

Capital Expense Budget 2026

INCOME:		Cost per Month	Bill/mo.	# of homes	2025 Budget	2025 Actuals Plus Remaining Budget	2026 Budget
5000-900	Capital Reserve Income	\$ 6.55	12	1240	\$ 93,700.00	\$ 95,187.00	\$ 97,386.49
5050-900	Interest				\$ 9,600.00	\$ 10,076.37	\$ 8,760.00
5100-900	Misc Income				\$ -	\$ 20,000.00	
Total Income:		\$ -			\$ 103,300.00	\$ 105,263.37	\$ 106,146.49

Capital Expenses:					2025 Budget	2025 Actuals Plus Remaining Budget	2026 Budget
6621-900					\$ -		\$ -
6621-900	Street Lights				\$ 166,400.00	\$ -	\$ -
6621-900	Repair 1/4 of Fence				\$ -	\$ -	\$ 10,981.00
6621-900	Fence Repairs/Painting/Pavilion				\$ 10,807.00	\$ -	\$ -
6621-900	Major Landscaping Allowance				\$ 5,000.00	\$ 5,818.81	\$ 5,000.00
6621-900	Replace Tot Park and Sport Court Playsets				\$ -	\$ -	\$ 16,000.00
6621-900	Replace 1/3 of benches/tables/garbage pots				\$ -	\$ -	\$ 11,000.00
6621-900	Sport Court Maintenance				\$ -	\$ -	\$ -
6621-900	Reserve Study Update				\$ -	\$ -	\$ 3,000.00
6621-900	Shed/pavilion Roofing				\$ -	\$ -	\$ -
6621-900	Seal Coat trails/fire lanes				\$ 6,500.00	\$ -	\$ 6,500.00
6621-900	1/3 of Mailbox Replacement				\$ -	\$ -	\$ 35,200.00
6621-900	Fire Wise Program				\$ 22,000.00	\$ 22,000.00	\$ 22,000.00
Total Expenses:					\$ 103,763.76	\$ 27,818.81	\$ 109,681.00
Net Cash Flow:					\$ (463.76)	\$ 77,444.56	\$ (3,534.51)

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:	\$106,149
	Funding plan on which it's based:	Alternate Funding Plan #1
b)	Planned special assessments:	NO
c)	Will reserves will be sufficient at the end of each year?	YES
d)	Will additional funds be needed and if so, when?	NO
e)	Recommended balance by current yearend:	\$157,096
	Projected balance by current yearend:	\$375,532.46
	Percent funded by current yearend:	239%
f)	Projected Balance	
	Estimated reserve balance by yearend 2025:	\$157,096.00
	Estimated reserve balance by yearend 2026:	\$194,624.00
	Estimated reserve balance by yearend 2027:	\$263,138.00
	Estimated reserve balance by yearend 2028:	\$318,767.00
	Estimated reserve balance by yearend 2029:	\$375,374.00