

**Wilderness Ridge Homeowners Association
2026 Budget**

	<u>Jan 26</u> <u>Budget</u>	<u>Feb 26</u> <u>Budget</u>	<u>Mar 26</u> <u>Budget</u>	<u>Apr 26</u> <u>Budget</u>	<u>May 26</u> <u>Budget</u>	<u>Jun 26</u> <u>Budget</u>	<u>July 26</u> <u>Budget</u>	<u>Aug 26</u> <u>Budget</u>	<u>Sept 26</u> <u>Budget</u>	<u>Oct 26</u> <u>Budget</u>	<u>Nov 26</u> <u>Budget</u>	<u>Dec 26</u> <u>Budget</u>	<u>TOTAL</u>
Ordinary Income/Expense													
2026 WR HOA Dues													
287 lots @ \$600 per lot	172,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172,200.00
Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	<u>172,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>172,200.00</u>
Expense													
Accounting	0.00	0.00	1,700.00	0.00	0.00	1,700.00	0.00	0.00	1,700.00	0.00	0.00	1,700.00	6,800.00
Ground Maintenance (1)	250.00	250.00	16,050.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	250.00	250.00	26,500.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Legal expenses	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Annual Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,250.00	0.00	2,250.00
Mowing/Lights Contract	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	15,900.00
Repairs/Maintenance (2)	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00
Snow removal	2,100.00	2,100.00	2,100.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	9,500.00
Street Repairs/Cleaning (3)	0.00	0.00	0.00	18,500.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,150.00
Supplies & Mailings	30.00	30.00	190.00	30.00	30.00	190.00	30.00	30.00	190.00	30.00	30.00	190.00	1,000.00
Income Taxes	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Utilities													
Electric	550.00	550.00	550.00	575.00	575.00	1,050.00	1,575.00	1,575.00	1,775.00	1,575.00	1,575.00	1,575.00	13,500.00
Water	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
Website	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Total Expense	<u>5,630.00</u>	<u>5,630.00</u>	<u>25,490.00</u>	<u>26,755.00</u>	<u>5,305.00</u>	<u>7,990.00</u>	<u>9,655.00</u>	<u>5,655.00</u>	<u>7,715.00</u>	<u>5,655.00</u>	<u>6,805.00</u>	<u>8,015.00</u>	<u>120,300.00</u>
Net Ordinary Income	<u>166,570.00</u>	<u>-5,630.00</u>	<u>-25,490.00</u>	<u>-26,755.00</u>	<u>-5,305.00</u>	<u>-7,990.00</u>	<u>-9,655.00</u>	<u>-5,655.00</u>	<u>-7,715.00</u>	<u>-5,655.00</u>	<u>-6,805.00</u>	<u>-8,015.00</u>	<u>51,900.00</u>
Other Income/Expense													
Other Income													
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	50.00	50.00	900.00	50.00	50.00	900.00	50.00	50.00	900.00	50.00	50.00	900.00	4,000.00
Total Other Income	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>4,000.00</u>
Net Other Income	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>50.00</u>	<u>50.00</u>	<u>900.00</u>	<u>4,000.00</u>
Net Income	<u>166,620.00</u>	<u>-5,580.00</u>	<u>-24,590.00</u>	<u>-26,705.00</u>	<u>-5,255.00</u>	<u>-7,090.00</u>	<u>-9,605.00</u>	<u>-5,605.00</u>	<u>-6,815.00</u>	<u>-5,605.00</u>	<u>-6,755.00</u>	<u>-7,115.00</u>	<u>55,900.00</u>
YTD Net Income	166,620.00	161,040.00	136,450.00	109,745.00	104,490.00	97,400.00	87,795.00	82,190.00	75,375.00	69,770.00	63,015.00	55,900.00	<u>55,900.00</u>

Notes:

- (1) Ground Maintenance of \$26,500 includes: \$15,000 for Spring clean-up and tree maintenance, \$1,500 in fertilizer application, and \$10,000 monthly maintenance
- (2) Repairs/Maintenance of \$8,100 includes: Funds reserved primarily for normal wear and tear of waterfall pump and equipment and other misc repairs including mail boxes
- (3) Street Repairs/Cleaning of \$19,150 includes: Annual crack repairs of \$18,500 for all residential streets owned by the Wilderness Ridge HOA, \$650 for annual street cleaning.
- (4) Cash balances are projected to be approximately \$160,000 at 12/31/25. Based on budgeted Total Net Income of \$55,900 for 2026, year-end cash balances are projected to be approximately \$215,900 at 12/31/26.
- (5) It should be noted that all phases of the 5 year street resurfacing project were completed in Spring 2022 for a total cost of nearly \$500,000 between 2017 and 2022. Accordingly, beginning 2023 and for several years thereafter, we expect no major street resurfacing expenses. The 2026 annual dues will be increased based on projections of future street resurfacing expenses to occur possibly beginning in 2032 for nearly \$800,000.