

																	THE RIDGE HOA
	ADOPTED: Nov. 19, 2025																FINANCIAL BUDGET FOR YEAR 2026
	RATIFIED:																
	Dues: \$800 per unit per annum, \$400 due in Jan & July																
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL			
	INCOME																
	HOA DUES	91600	0	0	0	0	0	91600	0	0	0	0	0	183200			
	MOVE-IN FEES	0	0	250	0	0	250	0	0	250	0	0	250	1000			
	LATE FEES	0	0	0	0	0	0	0	0	0	0	0	0	0			
	MISCELLANEOUS	0	0	0	0	0	0	0	0	0	0	0	0	0			
	TOTAL INCOME	91600	0	250	0	0	250	91600	0	250	0	0	250	184200			
	OPERATING EXPENSES																
	ADMINISTRATIVE EXPENSES																
	LEGAL SERVICES	50	50	50	50	50	50	50	50	50	50	50	50	600			
	ACCOUNTING SERVICES	0	0	0	100	0	1600	0	0	0	0	0	0	1700			
	MANAGEMENT FEES	1854	1854	1854	1854	1854	1854	1854	1854	1854	1854	1854	1854	22248			
	OTHER ADMINISTRATIVE	0	0	100	0	0	100	100	300	175	0	0	260	1035			
	TOTAL ADMIN. EXP.	1904	1904	2004	2004	1904	3604	2004	2204	2079	1904	1904	2164	25583			
	SECURITY																
	SECURITY SERVICES	945	945	945	945	945	945	945	945	945	945	945	945	11340			
	GROUNDS EXPENSES																
	LANDSCAPE SERVICES	2185	2185	2185	2358	2358	2358	2358	2358	2358	2358	2358	2358	27777			
	IRRIGATION SYSTEM REPAIRS	0	0	0	0	0	3000	0	0	3000	0	0	0	6000			
	START, BACKFLOW, SHUT	0	0	0	0	750	0	0	200	0	750	0	0	1700			
	MULCH, TREE REMOVAL, etc.			1000			1000			1000			1000	4000			
	REPAIRS & MAINTENANCE			5000			5000			5000			5000	20000			
	TOTAL GROUNDS EX.	2185	2185	8185	2358	3108	11358	2358	2558	11358	3108	2358	8358	59477			
	UTILITY EXPENSES																
	ELECTRICITY	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	13200			
	WATER	0	190	0	190	0	190	0	2000	0	3000	0	190	5760			
	GARBAGE	35	35	35	35	35	35	35	35	35	35	35	35	420			
	TOTAL UTILITY EXPENSES	1135	1325	1135	1325	1135	1325	1135	3135	1135	4135	1135	1325	19380			
	TAX / INSUR / ADVERT EXPENSES																
9100	Taxes/Licenses/Permits	0	0	0	0	0	100	0	0	0	0	0	100	200			
9250	INSURANCE	0	1200	0	0	1200	0	0	0	1200	0		1200	4800			
	TOTAL TAX / INSUR. EXP.	0	1200	0	0	1200	100	0	0	1200	0	0	1300	5000			
	TOTAL OPERATING EXP.	6169	7559	12269	6632	8292	17332	6442	8842	16717	10092	6342	14092	120780			
	RESERVES																
9325	CAPITAL RESERVES																
9325	CAPITAL RESERVES	0	0	0	0	0	30000	0	0	0	0	0	30000	60000			
	TOTAL EXP.	6169	7559	12269	6632	8292	47332	6442	8842	16717	10092	6342	44092	180780			
	NET CASH FLOW	85431	-7559	-12019	-6632	-8292	-47082	85158	-8842	-16467	-10092	-6342	-43842	3420			