



Fox Ridge HOA

13514 W Sunset Hwy, #B449

Airway Heights, WA 99001

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Hello Homeowners!

Enclosed are the proposed 2026 Operating Budget overview and ballot. There is also a financial breakdown on what we have spent so far in 2025, up to 18 December 2025. The homeowner dues will remain \$240/year for 2026. There have been no increases in our dues since they were set at this level in 2011.

During the summer we completed the much-needed project to upgrade our common area sprinkler system. Each year we dealt with continuous repairs, which were becoming more and more expensive. As well as the increasing cost of water lost due to system failures and inefficient equipment. In addition to replacing the valves and sprinkler heads, the old battery-operated control boxes have been upgraded to an electrically powered system that is controlled through Wi-Fi connection. This allows us to control the system remotely, making it easier to turn the system off quickly when issues are detected/reported. Bringing in an electrician did increase the overall cost of the project but will result in a more reliable system. I am confident that the system upgrade will aid in lowering some of these expenses.

You will also notice that the largest of our yearly expenses is the cost of landscaping & maintaining the common area grounds along Graham Rd. With the increasing cost of labor and materials, I would expect this trend to continue. Our plan is to reach out to more companies this year, requesting bids to make pricing more competitive and look at the possibility of setting up multi-year contracts to potentially lower the overall price for these services.

During the 2025 annual meeting, homeowners requested a change in the rules regarding boats/watercraft being allowed at their residence during the summer months. If approved, there would be very specific guidelines established regarding safe parking (driveway only, not obstructing sidewalks or impeding the flow of vehicle traffic, Memorial Day – Labor Day, etc.). Agenda Item #2 has been placed on the ballot for homeowner approval/disapproval.

Lastly, if you have any questions about any of the entries on the budget documents, feel free to email or call us for clarification. Also, please return your completed ballot to us, by email or through the mail, by December 31st.

We wish you all a very Happy Holiday season!

v/r

Your Fox Ridge HOA Board

BUDGET COMPARISON (2025 vs 2026)

		<u>2025</u>	<u>2026</u>	<u>VARIANCE</u>	<u>COMMENTS</u>
INCOME					
	HOA Dues	\$43,200.00	\$43,200.00		
	Delinquencies	\$0.00	\$0.00		
	Special Assessment	\$0.00	\$0.00		
	CC&R Fines	\$0.00	\$0.00		
	Credits for 2026	\$0.00	\$0.00		
TOTAL INCOME		\$43,200.00	\$43,200.00	\$0.00	
EXPENSES					
	<u>MAINTENANCE EXPENSES</u>				
	Maintenance Expenses	\$2,000.00	\$2,000.00		
	TOTAL MAINT. EXPENSES	\$2,000.00	\$2,000.00		
	<u>LANDSCAPING</u>				
	Lawn Mowing, Bush Pruning, Fertilization, Grounds Materials	\$18,000.00	\$21,000.00	\$3,000.00	Higher cost due to price increases across the board (labor & materials).
	Sprinkler Materials	\$5,000.00	\$3,000.00	\$2,000.00	Sprinkler system repairs completed prior to upgrade. I wouldn't anticipate many repairs needed in 2026.
	Snow Removal	\$2,000.00	\$2,000.00		Cost dependent on number of snow incidents.
	TOTAL LANDSCAPING	\$25,000.00	\$26,000.00	\$1,000.00	
	<u>UTILITIES</u>				
	Water	\$4,800.00	\$5,000.00	\$200.00	Anticipate lower water bill in 2026 with upgraded sprinkler system. In 2025 there were 4 incidents of water loss due to broken heads/valve seals.
	Common Area Electric	\$300.00	\$350.00	\$50.00	
	TOTAL UTILITIES	\$5,100.00	\$5,350.00	\$250.00	
	<u>ADMINISTRATIVE</u>				
	Legal Fees	\$1,100.00	\$1,100.00		
	Accounting Fees	\$1,250.00	\$1,250.00		
	Website	\$1,000.00	\$1,200.00	\$200.00	Website hosting platforms and maintenance prices have increased.
	Tax and Licensing	\$250.00	\$250.00		
	TOTAL ADMINISTRATIVE	\$3,600.00	\$3,800.00	\$200.00	
	<u>INSURANCE</u>				
	Liability & Multi-Peril/BOD Insurance	\$2,800.00	\$3,200.00	\$400.00	New policy pricing.
	TOTAL INSURANCE	\$2,800.00	\$3,200.00	\$400.00	
	<u>OFFICE</u>				
	Office Supplies/ Copies/Reproductions	\$750.00	\$750.00		Increased cost due to homeowners requesting mailed invoices. (paper/envelopes/mailling labels)
	Postage / FEDEX / Annual Meeting Notices / Ballots	\$1,100.00	\$1,400.00	\$300.00	Postage rate increases. FEDEX certified mail fees are charged to delinquent homeowner accounts and are recovered when account is brought current. Fees have increased to \$50/notice. \$290 in FEDEX fees were recouped this year.
	Mailbox Rental	\$80.00	\$80.00		
	Cell Phone / Service	\$360.00	\$360.00		Monthly cell service fee.
	Storage Unit	\$1,200.00	N/A	\$1,200.00	Storage unit closed.
	TOTAL OFFICE	\$3,490.00	\$2,590.00	\$900.00	
TOTAL EXPENSE		\$41,990.00	\$42,940.00	\$950.00	
NET INCOME		\$1,210.00	\$260.00		
RESERVE FUND	TOTAL				
2019 ->	\$2,000.00	\$2,000.00			
2020 ->	\$7,000.00	\$9,000.00			
2021 ->	\$18,000.00	\$27,000.00			
2022 ->	\$20,000.00	\$47,000.00			
2023 ->	\$25,000.00	\$72,000.00			
2024 ->	\$14,000.00	\$86,000.00			
2025 ->	\$50,000.00	\$36,000.00			
			CURRENT SAVINGS BALANCE		
			\$36,397.30		

BUDGET COMPARISON (2025 vs 2026)(As of 12/18/25)

		2025	ACTUAL	2026	VARIANCE	COMMENTS
INCOME						
	HOA Dues	\$43,200.00	\$37,677.00	\$43,200.00		
	Delinquencies Collected	\$0.00	\$2,791.00	\$0.00		
	Late Fees Collected	\$0.00	\$230.00	\$0.00		
	Recouped FEDEX Fees	\$0.00	\$290.00	\$0.00		
	Special Assessment	\$0.00	\$0.00	\$0.00		
	Credits for 2025	\$0.00	\$1,570.00	\$0.00		
TOTAL INCOME		\$43,200.00	\$42,558.00	\$43,200.00	\$642.00	Still collecting dues for 2025.
EXPENSES						
	MAINTENANCE EXPENSES					
	Maintenance Expenses	\$2,000.00	\$1,895.00	\$2,000.00	\$105.00	Tree trimming/dead tree removal.
	TOTAL MAINT. EXPENSES	\$2,000.00	\$1,895.00	\$2,000.00		
	LANDSCAPING					
	Lawn Mowing, Bush Pruning, Fertilization, Grounds Materials	\$18,000.00	\$20,258.85	\$21,000.00	\$2,258.85	Higher cost due to price increases across the board (labor & materials).
	Sprinkler Materials/Repairs/Start-up/Blowout	\$5,000.00	\$4,952.36	\$3,000.00	\$47.64	Sprinkler system repairs completed prior to upgrade. I wouldn't anticipate many repairs needed in 2026.
	Snow Removal	\$2,000.00	\$810.00	\$2,000.00	\$1,190.00	Cost dependent on number of snow events.
	TOTAL LANDSCAPING	\$25,000.00	\$26,021.21	\$26,000.00		
	UTILITIES					
	Common Area Electric	\$300.00	\$296.97	\$350.00	\$3.03	
	Water	\$4,800.00	\$5,486.53	\$5,000.00	\$686.53	Anticipate lower water bill in 2026 with upgraded sprinkler system. In 2025 there were 4 incidents of water loss due to broken heads/valve seals.
	TOTAL UTILITIES	\$5,100.00	\$5,783.50	\$5,350.00		
	ADMINISTRATIVE					
	Legal Fees	\$1,100.00	\$3,505.50	\$1,100.00	\$2,405.50	Legal case still in progress. Awaiting sale of home. Legal fees/delinquent dues will be reimbursed.
	Accounting Fees	\$1,250.00	\$1,150.00	\$1,250.00	\$100.00	
	Website	\$1,000.00	\$1,083.77	\$1,200.00	\$83.77	Website hosting platforms and maintenance prices have increased.
	Tax and Licensing	\$250.00	\$250.00	\$250.00		
	TOTAL ADMINISTRATIVE	\$3,600.00	\$5,989.27	\$3,800.00		
	INSURANCE					
	Liability & Multi-Peril/BOD Insurance	\$2,800.00	\$3,090.00	\$3,200.00	\$290.00	New policy pricing.
	TOTAL INSURANCE	\$2,800.00	\$3,090.00	\$3,200.00		
	OFFICE					
	Office Supplies/Copies/Reproductions	\$750.00	\$537.33	\$750.00	\$212.67	Increased cost due to homeowners requesting mailed invoices. (paper/envelopes/mailing labels)
	Postage / FEDEX / Annual Meeting Notices / Ballots	\$1,100.00	\$1,390.14	\$1,400.00	\$290.14	Postage rate increases. FEDEX certified mail fees are charged to delinquent homeowner accounts and are recovered when account is brought current. Fees have increased to \$50/notice. \$290 in FEDEX fees were recouped this year.
	Mailbox Rental	\$80.00	\$69.96	\$80.00	\$10.04	
	Cell Phone / Service	\$360.00	\$329.91	\$360.00	\$30.09	Monthly cell service fee, only.
	Storage Unit	\$1,200.00	\$1,200.00	N/A	\$1,200.00	Storage unit closed.
	TOTAL OFFICE	\$3,490.00	\$3,527.34	\$2,590.00		
TOTAL EXPENSE		\$41,990.00	\$46,306.32	\$42,940.00		
NET INCOME		\$1,210.00	\$3,748.32	\$260.00		
RESERVE FUND	TOTAL					
2019 ->	\$2,000.00	\$2,000.00				Expenses for sprinkler repairs and water usage for irrigation of the common area should be reduced for 2026 with the upgrade to our sprinkler system complete. I have also closed our storage unit, so that expense will be zero going forward.
2020 ->	\$7,000.00	\$9,000.00				
2021 ->	\$18,000.00	\$27,000.00				
2022 ->	\$20,000.00	\$47,000.00				
2023 ->	\$25,000.00	\$72,000.00				
2024 ->	\$14,000.00	\$86,000.00				
2025 -<	\$50,000.00	\$36,000.00	CURRENT SAVINGS BALANCE			
			\$36,397.30			
Sprinkler Sys Upgrade		\$59,951.92				