

EDGEMONT HIGHLANDS COMMUNITY ASSOCIATION				
INCOME	Adopted 2025	Projected 2025 (as of 9/30)	Estimated for Planning 2026	Notes
Regular Association Assessments	\$ 257,040	\$ 257,040	\$ 352,240	2025=476 properties 2026=476 properties Assuming annual assessment = \$740
Anticipated Bad Debt/Delinquent Accounts	(\$12,852)	(\$8,025)	(\$8,000)	
Architectural Review Fees	\$ 7,000	\$ 2,150	\$ 4,950	2026:Based on submittal of 9 construction projects
Start up Fee	\$ -		\$ 500	The Grove 4 lots. Estimate 1 lot will startup/build.
Cleaning Income		\$ 200	\$ -	Damage & Cleaning fee typically refunded (no income)
Finance Charge Income	\$ -	\$ 88	\$ -	
Fine Income	\$ -	\$ -	\$ -	
Late Fee Income	\$ -	\$ 625	\$ -	
Interest Income	\$ 500	\$ 415	\$ 4,500	
TOTAL INCOME	\$ 251,688	\$ 252,493	\$ 354,190	
EXPENSES	Adopted 2025		Proposed 2026	
Administrative Expenses	\$ 5,360	\$ 2,747	\$ 3,455	
Office Management & Supplies	\$ 1,200	\$ 306	\$ 700	2025:Didn't purchase printer cartridges
Software & Applications	\$ 1,300	\$ 1,003	\$ 1,300	
Domain and Website	\$ 2,860	\$ 1,439	\$ 1,455	2025 & 2026: Postpone Website Upgrade
Amenities	\$ 3,550	\$ 1,259	\$ 6,450	
Herb Garden	\$ 800	\$ 423	\$ 800	
Florida River Fishing and Trail Access	\$ 2,750	\$ 836	\$ 5,650	2025:River not stocked & maintained once. 2026:Fish Stocking and maintained 3 times.
Architectural Review Committee	\$ 18,200	\$ 13,523	\$ 10,825	
Architect	\$ 8,200	\$ 5,460	\$ 3,075	
Landscape Architect	\$ 9,500	\$ 6,990	\$ 7,750	
Misc ARC Expenses	\$ 500	\$ 1,073	\$ -	2026:Postpone update of Architectural Guidelines.
Buildings	\$ 27,700	\$ 1,668	\$ 5,950	
Lodge & Sheds	\$ 26,700	\$ 1,409	\$ 5,950	2025:Postponed parking lot repair & shed. 2026:Postpone parking lot repair.
Mail Rooms (East & West)	\$ 1,000	\$ 259	\$ -	2025:Local repair rather than USPS repair
Cleaning	\$ 2,000	\$ 400	\$ 1,000	
Monthly / Recurring Cleaning	\$ 2,000	\$ 400	\$ 1,000	2025:Didn't do windows. 2026:Windows & Semi-Annual Deep Cleaning
Community Relations	\$ 5,000	\$ 4,005	\$ 5,000	
Community Events	\$ 4,000	\$ 4,005	\$ 4,000	Holiday and member events
Projects	\$ 1,000	\$ -	\$ 1,000	Community projects
Fire Mitigation & Forestry	\$ 115,500	\$ 27,496	\$ 70,180	
Dumpsters & Chipping	\$ 25,000	\$ 11,106	\$ 14,900	2025 & 2026:No chipping
Professional Projects/Contracts	\$ 83,000	\$ 45,816	\$ 87,560	2025:only did one project:north section of Spring Creek. 2026:south section of Spring Creek
Grant Money (WIIN & COSWAP)	0	\$ (31,300)	\$ (38,280)	2025:Spring Creek north section. 2026: Spring Creek south section (expected reimbursement)
Forest & Tree Health	\$ 7,500	\$ 1,875	\$ 6,000	2025:Metro assisted with trees near roads
Landscaping	\$ 22,150	\$ 1,890	\$ 2,700	
Landscape Maintenance - All Areas	\$ 20,000	\$ 884	\$ 500	2025 & 2026:Landscaping Project (including irrigation system) Dropped
Irrigation System	\$ 500	\$ -	\$ -	2025 & 2026: No irrigation system to maintain and no plans to install
Dog Stations	\$ 1,650	\$ 1,006	\$ 2,200	Some free bags in 2025 :-) Need to start replacing old stations.

EXPENSES	Adopted 2025		Proposed 2026	
Professional Fees	\$ 26,040	\$ 31,362	\$ 27,500	
Accounting	\$ 500	\$ 375	\$ 500	Tax preparation
Insurance	\$ 9,700	\$ 16,915	\$ 17,000	General Liability (\$14,000) and Directors & Officers (\$3,000)
Legal Fees	\$ 15,840	\$ 14,072	\$ 10,000	Altitude Community Law (monthly retainer & extra services as needed)
Property Management Company	\$ 51,000	\$ 49,000	\$ 49,000	
Property Management (AREM)	\$ 49,000	\$ 49,000	\$ 49,000	
Special Projects (outside of contract)	\$ 2,000	\$ -	\$ -	No special projects in 2025. Dropped in 2026.
Snow Removal	\$ 5,400	\$ 1,674	\$ 4,250	
Hand Shoveling	\$ 2,700	\$ 320	\$ 1,450	2025:Steve did most of hand shoveling. 2026:Coordinate with Entrada for same arrangement.
Plowing	\$ 2,500	\$ 1,300	\$ 2,700	
Ice Melt or Sand	\$ 200	\$ 54	\$ 100	
Staffing	\$ 66,985	\$ 64,538	\$ 69,429	
Administrator Salary	\$ 30,000	\$ 29,120	\$ 30,000	
General Laborer Salary & Mileage	\$ 36,500	\$ 35,176	\$ 38,929	2025:Salary = \$34,397.98 -- Mileage = \$778.11
General Laborer Tools	\$ 485	\$ 241	\$ 500	
Trails	\$ 13,000	\$ 11,449	\$ 7,460	
Art Along The Trails	\$ 500	\$ -	\$ -	Utilize Volunteers
Materials, Supplies & Equipment	\$ 2,500	\$ 3,649	\$ 2,160	Includes trail dumpster
Projects and Contracts	\$ 10,000	\$ 7,800	\$ 5,300	2025:replaced 2 trail bridges. 2026: replace 1 trail bridge
Utilities	\$ 16,560	\$ 11,096	\$ 13,040	
Cable/Internet	\$ 2,000	\$ 1,896	\$ 2,000	
Electric	\$ 3,600	\$ 2,632	\$ 3,000	Lodge/East Mailroom and West Mailroom
Metro Fees (Water and Sewer)	\$ 4,000	\$ 4,024	\$ 4,000	Lodge, Pinecone entry, Oak Leaf entry. Need to consider 2026 fee increase.
Natural Gas	\$ 2,100	\$ 1,117	\$ 2,100	
Safety & Security	\$ 3,420	\$ 310	\$ 500	2025:Road safety removed (managed by ERMD). 2026:Security Cameras, Fire Extinguishers.
Trash & Recycle	\$ 1,440	\$ 1,117	\$ 1,440	Trash (regular & pet waste) and Recycle
Weed Management	\$ 16,800	\$ 9,503	\$ 8,000	
Trails & Open Space	\$ 12,600	\$ 9,503	\$ 8,000	
Roadsides	\$ 4,200	\$ -	\$ -	2025:Horizon Quote:\$3500. Metro managed roadside treatment.
Contingencies	\$ 5,000	\$ 7,555	\$ 5,000	2025: Includes Reserve Study payment of \$7,155.
TOTAL EXPENSES	\$ 400,245	\$ 239,167	\$ 289,239	
<i>Reserve Contribution</i>	\$ 40,025		\$ -	
TOTAL EXPENSES	\$ 440,270	\$ 239,167	\$ 289,239	
Income + Unused Funds - Expenses				
Total Expected Income	\$ 251,688	\$ 252,493	\$ 354,190	
Carry forward of Unused Prior Year Funds	\$ -	\$ -	\$ -	
Expected Available Funds (Income + PY)	\$ 251,688	\$ 252,493	\$ 354,190	
Total Expenses	\$ 400,245	\$ 239,167	\$ 289,239	
Amount Over/Under Budget	(\$148,557)	\$ 13,327	\$ 64,951	
Reserve Annual Contribution			\$ 64,000	