2026 Budget Partially Funded

Cedarwood Village #1 Condominium

Budget for January 1, 2026 thru December 31, 2026

PARTIALLY FUNDED				2025	2026		
41000	Income: Maintenance Fees			$323,570.25	$332,640.34	$27,720.03	$616.00
							45 Units

		2025			2026		
Acct#	Account Description	Expenses 6/30/25	Projected Expenses 12/31/25	Budget 2025	Proposed Budget 2026	Projected Monthly 2026	Projected Per Unit 2026
61100	Administrative/Office	$2,869.03	$5,738.06	$2,100.00	$3,800.00	$316.67	$7.04
61102	Bank Charges	$0.00	$0.00	$450.00	$200.00	$16.67	$0.37
61105	Audit/Tax Preparation	$1,200.00	$1,200.00	$1,000.00	$1,200.00	$100.00	$2.22
61200	Management Fee	$5,613.96	$11,227.92	$11,238.00	$11,750.00	$979.17	$21.76
61300	Legal Fees	$90.00	$180.00	$2,000.00	$2,000.00	$166.67	$3.70
61400	Insurance: General	$61,190.66	$61,190.66	$135,700.00	$143,000.00	$11,916.67	$264.81
61610	Tax: Corp. Annual Report	$61.25	$61.25	$61.25	$61.25	$5.10	$0.11
61630	Tax: State Condo Agency	$180.00	$180.00	$180.00	$180.00	$15.00	$0.33
62110	Lawn: Sprinklers	$7,840.84	$15,681.68	$4,500.00	$4,500.00	$375.00	$8.33
62120	Lawn: Contract	$7,940.00	$15,880.00	$21,630.00	$22,680.00	$1,890.00	$42.00
62130	Lawn: Sod	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
62140	Lawn: Tree Trim/Removal	$2,800.00	$5,600.00	$4,500.00	$10,000.00	$833.33	$18.52
62135	Mulch	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
62200	Utility: Electric	$764.55	$1,529.10	$2,000.00	$2,000.00	$166.67	$3.70
62300	Utility: Trash	$4,752.00	$9,504.00	$7,000.00	$12,000.00	$1,000.00	$22.22
62330	Utility: Cable TV	$16,092.54	$32,185.08	$36,935.00	$36,935.00	$3,077.92	$68.40
62400	Repair: Buildings	$7,428.82	$14,857.64	$22,000.00	$10,000.00	$833.33	$18.52
62800	Exterminating Termite	$0.00	$0.00	$4,500.00	$4,500.00	$375.00	$8.33
63999	Contingency	$329.02	$658.04	$5,000.00	$3,000.00	$250.00	$5.56
64000	Joint Owned Park	$0.00	$0.00	$500.00	$500.00	$41.67	$0.93
	Sub-Total	**$40,106.93**	**$80,213.86**	**$261,294.25**	**$290,986.25**	**$24,248.85**	**$538.86**
Reserve Provisions							
66100	Irrigation	$1,563.36	$3,126.72	$0.00	$0.00	$0.00	$0.00
66400	Painting Reserve	$10,834.02	$21,668.04	$21,668.00	$28,654.09	$2,387.84	$53.06
66500	Paving Reserve	$1,905.00	$3,810.00	$3,810.00	$3,000.00	$250.00	$5.56
66600	Roof Reserve	$11,899.02	$23,798.04	$23,798.00	$5,000.00	$416.67	$9.26
66713	Insurance Deductible Res	$2,500.02	$5,000.04	$5,000.00	$0.00	$0.00	$0.00
66800	Deferred Maintenance	$4,000.02	$8,000.04	$8,000.00	$5,000.00	$416.67	$9.26
	Sub-Total	**$32,701.44**	**$65,402.88**	**$62,276.00**	**$41,654.09**	**$3,471.17**	**$77.14**
	Operating Expenses	$40,106.93	$80,213.86	$261,294.25	$290,986.25	$24,248.85	$538.86
	Reserve Provisions	$32,701.44	$65,402.88	$62,276.00	$41,654.09	$3,471.17	$77.14
	TOTAL	**$72,808.37**	**$145,616.74**	**$323,570.25**	**$332,640.34**	**$27,720.03**	**$616.00**

Monthly Maintenance Fees for the year 2026:		**$616.00**

Board Approval (Signatures):		
	Date:	
	Date:	
	Date:	
	Date:	

☐ Fully Funded

☑ PARTIALLY Funded

2026 Reserves Partially Funded

Cedarwood Village One Condominium Association, INC.

Reserve Analysis for January 1, 2026 - December 31, 2026

PARTIALLY FUNDED

Component	Estimated Replacement Cost	1/1/2026	Estimated Useful Life (Years)	Estimated Remaining Life (Years)	Estimated *UNFUNDED* Replacement Cost	Estimated Annual Funding Requirement
66300 Irrigation Reserve	$5,000.00	$304.93			**$0.00**	$0.00
**66400 Painting Reserve	$80,000.00	$51,343.91	1	1	**$28,656.09**	**$28,656.09**
66500 Paving Res	$56,000.00	$18,879.44	25	10	**$37,120.56**	**$3,712.06**
**66510 Paving & Reseal	$0.00	$7,039.89			**$0.00**	$0.00
66800 Deferred Maintenance	$22,500.00	$11,712.16	1	1	**$10,787.84**	**$10,787.84**
**66600 Roof Reserve	$425,000.00	$47,563.25	18	18	**$377,436.75**	**$20,968.71**
66713 Insurance Deduct.	$0.00	$51,509.52	0	0	($51,509.52)	$0.00
		$188,353.10				

Mandated Reserves

Total Est. Annual Funding:	
Year	**$64,124.69**
Month	**$5,343.72**
Per Unit (45 Units)	
Fully Funded	**$118.75**
Partially Funded	**$77.14**

Buildings Painted ir in 2017 $51,750.00
Roof Replaced in 2024
Roads paved 2017

CEDARWOOD VILLAGE CONDOMINIUM 1
026 BOARD MEETINGS

All meetings will be held on Tuesdays at 7:00 p.m. at the Heritage Lake Club House
Meetings will be in the Library

JANUARY 20

Feb. 2nd Annual Meeting 10:30 a.m.

MARCH 17th

APRIL 21st

MAY 19th

NO MEETINGS SCHEDULED FOR JUNE, JULY & AUGUST

SEPTEMBER 15th

OCTOBER 20th

NOVEMBER 17th

DECEMBER – If Needed Date will be set

Thank you for reserving the above dates. Your attendance is indeed appreciated.

STARTING IMMEDIATELY

GARBAGE PICK UP DAYS

HAVE BEEN CHANGED TO

MONDAYS AND THURSDAYS

RECYCLABLES ARE MONDAYS

LANDSCAPE CONTRACTOR CHANGE

As of June 4, 2026

Cedarwood Village I

will be using

Complete Landscape Solutions

They will mow the grass and trim shrubs on Thursdays.

Please allow them a few weeks to get acquainted with our village needs.

THERE ARE NO BOARD MEETINGS FOR

CEDARWOOD VILLAGE I

IN JUNE, JULY OR AUGUST 2026

NEXT MEETING IS SEPTEMBER 15, 2026