

Oak Hill at Spring Ridge Homeowners Association

Date: November, 2025

Subject: 2026 Budget and HOA Fee Increase

Dear Oak Hill Homeowners,

Greetings from your HOA Board!

One of the most important decisions that the board makes is the budget. The board has worked hard this year making sure that sufficient funds were allotted in all areas and that any increases were absolutely necessary.

Please find attached the Oak Hill budget for 2026. We would like you to note that there are some areas of increase in our community's budget and as a result, we are pleased to report that the 2026 HOA fee increase is only 4.5%. The HOA fee increases are noted at the bottom on the budget page.

After a thorough review of anticipated expenses, the Board has approved the budget for 2026 which will address several areas of need:

Budget Line-Item Changes of Note:

1. Increase in Reserves:
After the 2023 Reserve Study, it was strongly recommended that the board increase its contribution to our Reserves. As you know, the reserves pay for the cost of larger repairs and replacement of items like roads, fences, etc.
2. Insurance, landscape maintenance, management, trash and recycling costs, per our contracts, will all increase next year.

HOA Fee Adjustments:

Please check the fee schedule at the bottom of the budget page for the fee specific to your property.

If you are automatically paying through ACH at Danella Realty and Management, you do not need to make a change. **However, if you have set up automatic pay through your own financial institution, you will need to contact them about adjusting the new quarterly fee.**

The board understands that any increase in fees can be challenging, and we want to assure you that the Board has carefully evaluated each item in the budget to ensure all expenses are essential for the continued upkeep, safety, and quality of our community. Even with the increase, Oak Hill HOA fees are still low when compared with our neighboring communities.

Our goal is to maintain the high standards of Oak Hill and to preserve the value of our properties.

Oak Hill at Spring Ridge Homeowners Association
Oak Hill - 2026 Approved Budget

GL#	OPERATING	2025	2026
	INCOME	Budget	Budget
5010	Assessments	\$ 308,400	\$ 322,432
5020	Late Fees	500	500
5030	Fine Income	-	-
5040	Legal Fee Income		
5090	Miscellaneous Income	-	-
5310	Interest Income	700	1,000
5410	Deferral of CY Excess	25,000	25,000
	Total Income	334,600	348,932
	EXPENSES		
GL#	Administrative		
7030	SRCPOA - Annual Dues	5,000	5,000
1510	Insurance	5,400	6,500
7085	Office Expense	2,700	2,700
7110	Social Activities Expense	600	600
7120	Contingency	280	-
	Total Administrative	13,980	14,800
GL#	Maintenance		
6440	Landscaping	87,000	88,400
6445	Landscape Improvements	16,000	16,000
6495	Tree Maintenance	25,000	25,000
6450	Outside Labor & Parts	3,000	3,000
6458	Road/Storm Drain Repair	20,000	20,000
6475	Snow Removal	35,000	35,000
6490	Trash Removal	44,300	46,488
6510	Sink Holes	5,000	5,000
	Total Maintenance	235,300	238,888
GL#	Professional Fees		
8050	Legal - Consulting	3,000	3,000
8065	Audit	3,000	3,000
8070	Management Fees	31,320	32,244
	Total Professional Fees	37,320	38,244
GL#	Taxes & Reserves		
8820	Income Tax	-	600
9500	Reserves	42,000	50,400
	Total Taxes & Reserves	42,000	51,000
GL#	Utilities		
7210	Electricity	4,300	4,000
7225	Water for Fire Hydrants	1,700	2,000
	Total Utilities	6,000	6,000
	Total Expense	\$ 334,600	\$ 348,932
	Net Income (Loss)	-	-

#	Home Model	2025 Qtrly HOA Fees	2026 Qtrly HOA Fees
18	Essex, Freeport, Hamilton	\$ 683.00	\$ 714.00
38	Julian, Dublin, Kingston	\$ 611.00	\$ 638.00
74	Ashford, Brussels, Clermont I/II	\$ 562.00	\$ 588.00