

Financial Update from the Treasurer

Amberleigh Homeowners' Association
May 20, 2026

Homeowners,

2026 takes us through the back-half of our fiscal year, which means Budget reviews from MCCA and for ourselves. Previously, our dues were approved at \$500/quarter (\$176,000/year) with the 2025 vote, under the promise of keeping our dues **as low as possible** and taking **proactive measures** to keep it that way.

We spent \$21,406 total in landscape repairs, including replacing street trees and clearing out the green-belts of brush / house-threatening trees as a one-time cleanup. We've spent \$4,661 replacing leaking sprinkler valves, and cleaned out the runoff-catchment units. Our landscaping crew continually invests in seeding and mulch to reduce maintenance for our yards. Our reserves remain untouched at ~60% of our annual budget (**\$107,906** as of May 15).

While we have kept our promise, external factors continue to pressure our running budget. The 2025/2026 budget had a planned margin of **\$7451**.

- Electricity costs doubled, putting our actual expenses over-budget by \$1854 (+125%).
- Water rates rose, and we had some slow-to-identify leaks, thus over budget by \$2507 (+19%)
- Electrical repairs for a number of bulbs was another \$200 (+18%)
- Insurance costs were \$260 above predicted (+12%)

That's **\$4821** (64%) of unplanned cost overruns. Additionally, MCCA's 2026/2027 budget is up ~4%, passing another three-thousand dollars' additional cost to us (specific amount TBD end of May, projected also ~4%).

To break this down:

- We have not meaningfully added to our reserves in over five years.
- Costs continue to rise by ~4% on average each year, with spikes in individual resource expenses.
- 81% of our budget is driven by the MCCA budget and our landscaping contract, with increases outside our control.
- WUCIOA provides legally stronger/stricter guidances on what we must do, including .
- This year's budget margin is **+\$11,678**, an *extremely* healthy limit allowing us to add to our reserves and absorb any cost-spikes for this fiscal year.

We will maintain the upcoming 2026/2027 fiscal year **without** raising dues, but between our margins and WUCIOA (RCW 64.90) requirements, we will likely need to raise rates to **\$525-\$550/quarter (+5-10%) by July 2027** to remain solvent.

Please let me know if you have any questions, input, or would like to review any of our financials. You have a right to this information and we are (happily) obliged to provide it.

Thank you for your time and trust.

Tyler Davis, Treasurer, Lot 33

amberleighhoafinance@gmail.com