

Reserve Funding Summary - Edgewood HOA

Fiscal Year	Original Projected	Adjusted (No Assessments)	Percent Funded
2025/26	\$294,799	\$144,787	~7.0%
2026/27	\$571,640	\$271,616	~17.5%
2027/28	\$275,589	\$125,577	~7.5%
2028/29	\$208,800	\$58,788	~4.4%

- The 2026/27 'bounce' is entirely fictional, relying on uncollected special assessments.
- Without those funds, the reserve fund remains dangerously underfunded.
- These levels fall well below the 30% industry minimum considered healthy.
- The Board's assumption that this funding will be collected-without disclosing it to members-is a material misrepresentation.

Corrected Reserve Projection with Real Dues

Fiscal Year	Start	Contribution	Spending	End Balance
2024/25	\$158,380	\$241,278	\$0	\$399,658
2025/26	\$399,658	\$248,516	\$716,573	-\$68,399
2026/27	-\$68,399	\$248,516	\$135,580	\$44,537
2027/28	\$44,537	\$248,516	\$566,008	-\$272,955
2028/29	-\$272,955	\$248,516	\$341,956	-\$366,395

- The 2025 dues increase slows the reserve collapse but does not stop it.
- The HOA still becomes insolvent again by 2027/28, despite increased contributions.
- The Board's refusal to disclose or collect \$450,000 in assumed special assessments remains a serious financial misrepresentation.

Origin of the \$399,658 Projection

Source	Amount
Actual Reserve (3/31/2024)	\$158,380
+ 2024/25 Contribution	\$241,278
- Spending (2024/25)	\$0
= Projected End Balance	\$399,658

- \$399,658 is not a confirmed reserve balance-it is a projection assuming 100% of budgeted transfers and no reserve withdrawals in FY 2024/25.

Reserve Contributions from FY 2025/26

Fiscal Year	Reserve Contribution	Special Assessment Included?
2025/26	\$248,516	No - not approved/collected