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## **APPROVED 2026 BUDGET**

TO: LAKELANDS RIDGE HOA HOMEOWNERS

FROM: ANDREW MOORMAN, CMCA  
COMMUNITY MANAGER

DATE: DECEMBER 1, 2025

The Board of Directors met on October 7, 2025 at which time they reviewed the proposed 2026 budget which was previously sent to all homeowners and reflects no increase in the HOA fee for next year. After careful review and consideration, the Board voted to adopt the budget with no changes. The 2026 fees will remain as follows:

Condo Units	\$144.10 per month
Single Family Homes	\$187.37 per month

Enclosed for your records is the final approved budget for 2026 which will go into effect on January 1, 2026.

### **WINTER REMINDERS:**

All homeowners are reminded that the HOA pays for the snow removal on the streets and common sidewalks of High Gables Drive and only the common sidewalks on Shadow Glen Court. The private driveway of Shadow Glen Mews is plowed by the HOA's snow contractor; however, the roadway of Shadow Glen Court is plowed by the City of Gaithersburg. During prior blizzard snowstorms, there were instances of residents clearing off their vehicles and dumping snow onto the plowed roadways. PLEASE DO NOT DO THIS! Snow from vehicles should be placed on grassy areas so that the snow removal crews do not have to come back to clear roadways or sidewalks that have already been cleared. Also, when a major snowstorm is predicted, please do your best to NOT PARK on the streets of High Gables Drive (around the center oval) and Shadow Glen Court so that the plow trucks can do a full and complete snow clearing without having to dodge around parked cars which leaves accumulations of snow and ice for days/weeks.

### **Please visit the HOA's website at [www.LakelandsRidge.org](http://www.LakelandsRidge.org)**

It contains valuable information about the community, including parking, amenities, committees and links to local businesses and attractions. Additionally, each individual condominium building, as well as the single-family homes, has their own password protected area to share Board of Directors meeting minutes, rules and regulations, and additional information unique to each section of the community. The new website is mobile device and tablet friendly and can be accessed anywhere in the world where an internet connection is available!

### **Board of Directors Meeting Schedule**

The Board of Directors will meet on the first Tuesday of every other month (February, April, June, August, October and December) at 7:00 pm in person at the community clubhouse and virtually via ZOOM. Homeowners who wish to participate in the virtual meeting may do so by using the following link or call instructions:

**<https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZldldWWjJUaGtFdUxOUT09>**

#### **Dial-in:**

**Phone: 301 715 8592**

**Meeting ID: 531 163 1097**

On behalf of the Board of Directors, I wish you a healthy and happy holiday season and I look forward to serving the needs of the community in the New Year!

# Lakeland Ridge HOA

## 2026 Approved Budget

	2025	2026
<b>Income</b>		
<b>Income</b>		
410800 - HOMEOWNER ASSOC FEES	400,841.00	400,841.00
414000 - LATE/INTEREST FEES	200.00	200.00
414400 - LEGAL FEES	100.00	100.00
415700 - PARTY ROOM FEES	200.00	200.00
<b>Total Income</b>	<b>401,341.00</b>	<b>401,341.00</b>
<b>Other Income</b>		
430200 - INTEREST REVENUE	15,000.00	17,000.00
<b>Total Other Income</b>	<b>15,000.00</b>	<b>17,000.00</b>
<b>Total Income</b>	<b>416,341.00</b>	<b>418,341.00</b>
<b>Expense</b>		
<b>Administrative</b>		
500200 - MANAGEMENT FEE	53,250.00	53,250.00
500400 - LEGAL	10,000.00	9,000.00
500510 - CORPORATE TRANSPARENCY ACT FEE	500.00	-
500600 - AUDIT/TAX RETURNS	3,775.00	4,250.00
500700 - CONSULTANT FEE	2,500.00	1,000.00
501200 - POSTAGE,PRINTING	2,500.00	2,000.00
501600 - TELEPHONE	1,500.00	3,200.00
503800 - BANK CHARGES	100.00	100.00
505900 - MONTG.COUNTY ASSMT.	280.00	-
507100 - COMMUNITY ACTIVITIES	400.00	400.00
508300 - WEBSITE	2,400.00	2,400.00
509800 - MISCELLANEOUS	2,086.00	1,914.00
<b>Total Administrative</b>	<b>79,291.00</b>	<b>77,514.00</b>
<b>Utilities</b>		
510200 - ELECTRICITY	12,500.00	12,500.00
510800 - WATER/SEWER	7,000.00	5,500.00
<b>Total Utilities</b>	<b>19,500.00</b>	<b>18,000.00</b>
<b>Contracted Serv.</b>		
520200 - TRASH	36,000.00	36,000.00
520400 - GROUNDS/LANDSCAPING	46,500.00	48,000.00
520600 - EXTERMINATING	1,000.00	1,000.00
521000 - HVAC	1,200.00	2,300.00
521800 - POOL	52,000.00	60,500.00
522800 - SECURITY	1,500.00	200.00
523000 - CLEANING	18,500.00	17,000.00
523100 - CARPET CLEANING	350.00	350.00
523200 - SNOW REMOVAL	11,000.00	16,000.00
524100 - CABLE	3,900.00	-
<b>Total Contracted Serv.</b>	<b>171,950.00</b>	<b>181,350.00</b>
<b>Maintenance &amp; Repairs</b>		
530200 - ELECTRICAL	1,500.00	1,500.00
530600 - PLUMBING	1,000.00	1,000.00

# Lakeland Ridge HOA

## 2026 Approved Budget

	2025	2026
531200 - HVAC	1,000.00	1,000.00
532600 - GROUNDS/LANDSCAPING	8,000.00	8,000.00
532700 - GROUNDS ENHANCEMENT	3,000.00	3,000.00
532800 - TREE CARE	10,000.00	5,000.00
534200 - GENERAL REPAIRS	5,000.00	5,000.00
535500 - POND	2,500.00	2,500.00
536200 - EQUIPMENT REPAIR	1,000.00	1,000.00
538700 - POOL EQUIPMENT,SUPPLIES	3,000.00	3,000.00
538800 - POOL REPAIRS	1,000.00	1,000.00
<b>Total Maintenance &amp; Repairs</b>	<b>37,000.00</b>	<b>32,000.00</b>
<b>Ins. Taxes, Licenses</b>		
591000 - INSURANCE-MASTER POLICY	11,000.00	11,000.00
593000 - TAXES-CORP INC TAXES	7,000.00	5,405.00
594000 - TAXES-REAL ESTATE	7,000.00	7,000.00
599000 - LICENSES, PERMITS	1,200.00	1,200.00
<b>Total Ins. Taxes, Licenses</b>	<b>26,200.00</b>	<b>24,605.00</b>
<b>Reserves Allocations</b>		
631100 - REPLACEMENT RESERVE	82,400.00	84,872.00
<b>Total Reserves Allocations</b>	<b>82,400.00</b>	<b>84,872.00</b>
<b>Total Expense</b>	<b>416,341.00</b>	<b>418,341.00</b>