

Cinnamon Ridge III Association

2027 Budget Ratification Meeting Notice and Agenda

October 20, 2026

Cinnamon Ridge III Owners,

Please see the attached 2027 Budget. The Board of Directors completed a careful review of the HOA common expenses as illustrated in the Operating and Capital Plan / Reserve budgets and strove to minimize dues increase. These expenses drive dues, and the majority of the increase for 2027 is due to annual inspections, fireplace inspections, snow removal expense, utility cost increase, and an increase to the reserve contributions as shown in the Operating budget. The 2027 Budget includes a 4.94% increase to dues that will go into effect January 1, 2027. An updated dues calculation spreadsheet is also enclosed. Dues will increase from \$819.00/per month to \$859/ per month for 2027 (322 & 323 have slightly larger increases).

The Cinnamon Ridge III 2027 Budget Ratification Meeting will be held on **Wednesday, November 18, 2026 at 10:00 am MTN**. The Meeting will be held via Zoom.

Topic: Cinnamon Ridge III 2027 Budget Ratification Meeting

Time: Wednesday, November 18, 2026, 10:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/2864758661?pwd=byZwtwItyRA4YM5s3KoJ2tdJnCs946.1&omn=85481678622>

Meeting ID: 286 475 8661

Passcode: 23034

Meeting Agenda

- I. Call to Order
- II. Presentation of Updated Budget/ Owner Comments
- III. Consideration of Ratification
- IV. Adjourn

Colorado law requires that HOA budgets be presented at a formal meeting of the Owners prior to adoption. A quorum is not necessary. Unless opposed by 51% of the Owners, the budget is considered ratified.

If you have any questions, please contact Kathrine Johnson with Summit Resort Group Property Management at 970-468-9137 or by email at kjohnson@srgsummit.com.

Thank you,

Cinnamon Ridge III Association

		Jun 2024 YTD Actual	2024 YE Estimate	Jan Budget 2027	Feb Budget 2027	Mar Budget 2027	Apr Budget 2027	May Budget 2027	Jun Budget 2027	July Budget 2027	Aug Budget 2027	Sep Budget 2027	Oct Budget 2027	Nov Budget 2027	Dec Budget 2027	2027 Budget	2026 Budget	2026 Actual & Projected Thru Sept 24th	Change 26-27 increase / - decrease from Budget	% Change
REVENUE																				
3010	Membership Dues to Operating	\$ 148,236.00	\$ 296,472.00	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$22,364	\$268,366	\$256,180	\$256,176	\$12,186	4.76%
3015	Membership Dues to Reserves	\$ 43,314.00	\$ 86,628.00	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$87,816	\$83,232	\$83,232	\$4,584	5.5%
3025	Special Assessment	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
3030	Late Payment Fee-fines	\$ 172.86	\$ 345.82	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
3035	Interest Income - Operating	\$ 59.60	\$ 119.20	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$120	\$120	\$120	\$0	0.0%
3036	Interest Income - Reserves	\$ 824.15	\$ 1,648.30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
	TOTAL REVENUE	\$ 192,806.71	\$ 385,213.42	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$29,692	\$388,402	\$339,432	\$339,828	\$16,770	4.9%
		\$ 191,550.00	\$ 383,165.00																	
EXPENSES																				
6010	Accounting fee-tax & co report	\$ 470-C15 M36	470-C15 M36	\$0	\$85	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635	\$565	\$565	\$70	12.4%
6030	Audit. Tax, Co Report	\$ -	\$ -	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50	\$50	\$0	0.0%
6050	Bank Service Charge	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
6060	Board Expenses	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
6065	Annual Meeting Expense	\$ 198.04	\$ 198.04	\$0	\$0	\$100	\$0	\$0	\$425	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$650	\$525	-\$125	-19.2%
6090	Legal Expense, HOA Registration	\$ 364.40	\$ 364.40	\$905	\$355	\$0	\$0	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$1,660	\$650	\$2,594	\$1,010	155.4%
6100	Management Fees	\$ 25,200.00	\$ 50,400.00	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$80,001	\$57,144	\$57,144	\$2,857	5.0%
6110	Postage/Copies/Fax/Supplies	\$ 346.06	\$ 692.12	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$1,140	\$850	\$900	\$290	34.1%
6130	Other Expense	\$ 225.00	\$ 225.00	\$0	\$0	\$0	\$0	\$0	\$0	\$230	\$0	\$0	\$0	\$0	\$0	\$230	\$225	\$225	\$5	2.2%
6210	Cable TV	\$ 8,242.28	\$ 16,484.56	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$17,136	\$17,172	\$17,145	-\$36	-0.2%
6215	Internet	\$ 5,569.88	\$ 11,139.76	\$918	\$918	\$918	\$918	\$918	\$918	\$918	\$918	\$918	\$918	\$918	\$918	\$11,016	\$11,604	\$11,163	-\$588	-5.1%
6230	Common Area Electric	\$ 5,090.19	\$ 10,180.38	\$1,578	\$1,625	\$1,520	\$1,475	\$985	\$650	\$450	\$375	\$450	\$850	\$700	\$1,478	\$11,938	\$9,500	\$9,774	\$2,436	25.6%
6235	Spa Building Electric	\$ 1,553.39	\$ 3,106.78	\$425	\$410	\$390	\$395	\$335	\$255	\$250	\$316	\$310	\$325	\$1,000	\$400	\$4,811	\$4,011	\$4,013	\$800	19.9%
6240	Common Area Gas	\$ 14,204.57	\$ 28,409.14	\$2,099	\$3,015	\$2,455	\$2,395	\$1,600	\$1,440	\$1,150	\$1,050	\$1,000	\$1,236	\$2,472	\$2,900	\$22,812	\$24,000	\$22,016	-\$1,188	-5.0%
6245	Spa Gas	\$ 1,002.37	\$ 2,004.74	\$325	\$295	\$250	\$200	\$170	\$125	\$120	\$110	\$115	\$120	\$175	\$295	\$2,300	\$3,800	\$2,405	-\$1,500	-39.5%
6255	Contingency	\$ -	\$ -	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920	\$930	\$460	\$990	106.5%
6270	Firewood	\$ -	\$ 800.00	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550	\$1,000	\$1,000	-\$450	-45.0%

	REVENUE	Jun 2024 YTD Actual	2024 YE Estimate	Jan Budget 2027	Feb Budget 2027	Mar Budget 2027	Apr Budget 2027	May Budget 2027	Jun Budget 2027	July Budget 2027	Aug Budget 2027	Sep Budget 2027	Oct Budget 2027	Nov Budget 2027	Dec Budget 2027	2027 Budget	2026 Budget	2026 Combo Actual & Projected Thru Sept 24th	Change 26-27 Increase / - decrease from Budget	% Change
6290	Landscaping Contracts	\$ -	\$ -	\$0	\$0	\$0	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050	\$910	\$945	\$140	0.0%
6330	Grounds Maint & Materials - projects	\$ 1,374.93	\$ 2,749.86	\$0	\$0	\$0	\$0	\$2,175	\$250	\$1,000	\$250	\$250	\$350	\$0	\$0	\$4,275	\$3,337	\$3,198	\$138	28.1%
6360	Snow Removal	\$ 8,133.94	\$ 12,200.91	\$3,584	\$1,622	\$1,622	\$1,622	\$0	\$0	\$0	\$0	\$0	\$1,622	\$1,622	\$1,622	\$13,316	\$9,450	\$7,969	\$3,866	40.9%
6400	Trash Removal	\$ 3,135.43	\$ 6,270.86	\$375	\$605	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,549	\$5,012	\$4,280	\$1,463	-29.2%
6410	Water	\$ 6,209.78	\$ 8,279.68	\$4,012	\$0	\$0	\$4,054	\$0	\$0	\$4,012	\$0	\$0	\$3,971	\$0	\$0	\$18,048	\$14,068	\$15,243	\$1,980	14.1%
6420	Sewer	\$ 7,405.00	\$ 9,873.33	\$3,814	\$0	\$0	\$3,814	\$0	\$0	\$3,814	\$0	\$0	\$3,814	\$0	\$0	\$15,256	\$15,256	\$14,922	\$2	0.0%
6430	Window Washing	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$1,391	\$0	\$0	\$0	\$0	\$0	\$1,391	\$1,500	\$1,325	\$109	0.0%
6650	Fire Protection	\$ 1,348.65	\$ 1,797.65	\$491	\$0	\$0	\$491	\$0	\$0	\$491	\$927	\$0	\$491	\$0	\$0	\$2,892	\$2,804	\$3,858	\$98	3.1%
6660	Fireplace Inspection & Dryer Vent clean	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,400	\$0	\$0	\$4,400	\$1,000	\$2,800	\$3,400	340.0%
6670	Repair & Maint	\$ 3,682.76	\$ 7,365.52	\$509	\$509	\$509	\$509	\$509	\$509	\$509	\$509	\$509	\$509	\$509	\$509	\$6,108	\$7,200	\$8,433	\$1,092	-15.2%
6680	Entry Smart Lock Subscription			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,287	\$0	\$0	\$0	\$2,287	\$2,100	\$2,160	\$0	8.9%
6685	Annual Inspections	\$ 265.48	\$ 353.97	\$184	\$0	\$0	\$184	\$0	\$0	\$184	\$206	\$2,950	\$2,925	\$0	\$1,275	\$10,488	\$6,620	\$6,210	\$0	58.4%
6710	Spa Water & Sewer	\$ 436.79	\$ 873.58	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$737	\$664	\$704	\$73	11.1%
6720	Spa Building Maint	\$ 727.16	\$ 1,454.32	\$150	\$150	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,300	\$1,250	\$1,202	\$50	0.0%
6730	Spa Supplies	\$ 265.11	\$ 530.22	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$400	\$400	\$400	\$0	0.0%
6740	Upper Spa Repairs & Maint			\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$291	\$0	0.0%
6745	Lower Spa Repairs & Maint																			
6830	Insurance	\$ 12,247.07	\$ 24,494.14	\$3,319	\$3,319	\$3,319	\$4,149	\$4,149	\$4,149	\$4,149	\$4,149	\$4,149	\$4,149	\$4,149	\$4,149	\$47,295	\$51,528	\$41,723	\$4,232	-8.2%

	Jun 2024 YTD Actual	2024 YE Estimate	Jan Budget 2027	Feb Budget 2027	Mar Budget 2027	Apr Budget 2027	May Budget 2027	Jun Budget 2027	July Budget 2027	Aug Budget 2027	Sep Budget 2027	Oct Budget 2027	Nov Budget 2027	Dec Budget 2027	2027 Budget	2026 Budget	2026 Actual & Projected Thru Sept 24th	Change 26-27 increase / - decrease from Budget	% Change
REVENUE																			
6850 Income Tax Provision	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
8010 Membership dues to reserves	\$ 27,000.00	\$ 54,000.00	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$7,318	\$87,818	\$83,232	\$83,232	\$4,586	5.5%
TOTAL EXPENSES	\$ 107,228.26	\$ 200,248.97	\$38,035	\$27,042	\$28,068	\$35,766	\$25,225	\$23,105	\$35,170	\$23,244	\$27,340	\$40,191	\$25,997	\$27,998	\$356,182	\$339,330	\$326,675	\$16,851	5.0%
DIFFERENCE	\$42,064	\$98,336	-\$8,343	\$2,650	\$3,624	-\$6,074	\$4,466	\$6,586	-\$6,478	\$6,447	\$2,352	-\$10,499	\$3,695	\$1,694	\$120	\$202	\$12,853	\$120	
			\$20,717	\$16,724	\$18,749	\$28,448	\$17,907	\$15,787	\$28,852	\$15,926	\$20,022	\$32,873	\$18,679	\$20,680	\$268,364				

Notes:
 1 Fireplace Inspection & Dryer Vent Clean - Alternate years with Year A & Year B
 Year A - Even Years Inspect Wood & Gas Fireplaces 2026
 Year B - Odd Years Inspect Wood Fireplace & Clean Dryer Vents

Annual Inspections	2027	2026
Roof Inspections (Turner Morris)	\$2,543	\$2,250
Mechanical System Inspections (Premier Plumbing)	\$2,925	\$2,925
Backflow Inspections	\$1,275	
Sprinkler Inspection (WSFP 5-Year)	\$2,950	\$2,850
Fire Extinguisher Inspections	\$208	\$498
Budgeted Amount =	\$9,899	\$8,523

3 State Boiler Inspection - Odd Years 2027 \$587

**Cinnamon Ridge III HOA
2027 Budgeted Dues**

Cinnamon Ridge III Dues calc 2027						
		2027 Annual Dues	2027 Monthly Dues	2026 Monthly Dues	Increase	
		\$356,182	\$29,682			
Unit	percentage				%	\$
101	2.8940%		\$859	\$819	4.94%	\$40
102	2.8940%		\$859	\$819	4.94%	\$40
103	2.8940%		\$859	\$819	4.94%	\$40
104	2.8940%		\$859	\$819	4.94%	\$40
111	2.8940%		\$859	\$819	4.94%	\$40
112	2.8940%		\$859	\$819	4.94%	\$40
113	2.8940%		\$859	\$819	4.94%	\$40
114	2.8940%		\$859	\$819	4.94%	\$40
121	2.8940%		\$859	\$819	4.94%	\$40
122	2.8940%		\$859	\$819	4.94%	\$40
123	2.8940%		\$859	\$819	4.94%	\$40
124	2.8940%		\$859	\$819	4.94%	\$40
201	2.8940%		\$859	\$819	4.94%	\$40
202	2.8940%		\$859	\$819	4.94%	\$40
203	2.8940%		\$859	\$819	4.94%	\$40
204	2.8940%		\$859	\$819	4.94%	\$40
211	2.8940%		\$859	\$819	4.94%	\$40
212	2.8940%		\$859	\$819	4.94%	\$40
213	2.8940%		\$859	\$819	4.94%	\$40
214	2.8940%		\$859	\$819	4.94%	\$40
221	2.8940%		\$859	\$819	4.94%	\$40
222	2.8940%		\$859	\$819	4.94%	\$40
223	2.8940%		\$859	\$819	4.94%	\$40
224	2.8940%		\$859	\$819	4.94%	\$40
301	2.8940%		\$859	\$819	4.94%	\$40
302	2.8940%		\$859	\$819	4.94%	\$40
303	2.8940%		\$859	\$819	4.94%	\$40
304	2.8940%		\$859	\$819	4.94%	\$40
311	2.8940%		\$859	\$819	4.94%	\$40
312	2.8940%		\$859	\$819	4.94%	\$40
313	2.8940%		\$859	\$819	4.94%	\$40
314	2.8940%		\$859	\$819	4.94%	\$40
322	3.6930%		\$1,096	\$1,045	4.94%	\$51.62
323	3.6990%		\$1,098	\$1,046	4.94%	\$51.71
34	100.0000%		\$29,682	\$28,284		\$1,398
			\$ 356,182	\$ 339,408		\$16,774

**Cinnamon Ridge III HOA
Capital Reserve Plan**

General Building Information		Designates an Actual cost amount posted by \$										
B Bldg - Built: 1991												
C Bldg - Built: 1995												
D Bldg - Built: 1995												
Line Item No.	CAPITAL PROJECTS / Major Repairs	2026	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	Roof											
a	Roof Inspection & Overall Repairs	\$3,500	\$3,500	\$1,600	\$1,700	\$1,750	\$1,800	\$16,900	\$2,000	\$2,100	\$2,200	\$2,400
a.1	Chimney Flue painting											
a.2	General Heat Tape & Gutter Repairs & Maintenance	\$450	\$450	\$500	\$550	\$600	\$650	\$700	\$750	\$800	\$850	\$900
b	B Bldg											
b.1	Roof projects (snowbar on B bldg.)											
b.2	Additional snowbars to be installed (front of B)											
b.3	Additional snowbars to be installed (Back of B)					\$0	\$11,500					
b.4	B bldg roof paint											
b.5	B bldg - gutter / downspout											
b.6	B bldg. - heat tape											
b.7	B bldg gutters & Flashing 302, 303											
b.8	B bldg gutter down spout heat tape electrical											
c	C Bldg											
c.1	New heat tape, gutter & downspout on C (front)											
c.2	C bldg heat tape repair											
c.3	C bldg snowbar, gutter, heat tape 2010											
c.4	C bldg snowbar, gutter, heat tape											
c.5	C bldg snowbar repair											
c.6	Valley flashing painting - C & D			\$3,000								
d	D Bldg											
d.1	D bldg - heat tape, snowbar, gutter											
d.2	D Bldg - snow retention											
d.3	D Bldg - East End Snow & Ice Mitigation (heat tape, dry well, etc)											
2	Framing Deflection (Closed)											
3	Siding											
a	B Bldg, incl Siding, Windows, Painting											
a.1	Sliding Doors - Bldg B											
a.2	Contingency to cover possible concealed conditions											
a.3	Bldg D Sliding Door Replacement - 2 ea											
a.4	B Bldg - Replace west wall siding											
b	C Bldg											
c	D Bldg											
d	Upper sections replacement											
f	Bldg C & D South, East, West sides, Incl Windows											

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
f1	Contingency on Construction											
f2	Contingency - Indirects (travel, supplies, RI)											
f3	Mech Room vent covers											
g	Architectural Study											
k	Drywall repairs around windows											
l	Hot tub interior											
m	Hot Tub - Exterior - Hardie					\$0	\$10,000					
n	C Bldg repair											
4	Decks (Rear)											
a	B Bldg (subfloor)					\$5,000						
b	C Bldg	\$0	\$0	\$0	\$2,000							
c	D Bldg	\$0	\$0	\$0	\$2,000							
d	D Bldg Deck post											
e	D Bldg Add'l deck post repairs						\$12,000					
5	Walkways (front subfloor)							\$4,000				
a	B Bldg											
b	C Bldg											
c	D Bldg											
d	Subfloor, (B Bldg, front, back decks, hot tub)											
e	Bituthane (B Bldg, front, back decks, hot tub x2)											
f	Unit 221 Subfloor project											
6	B Bldg - Entry Steps											
7	Carpet											
a	B Bldg							\$0				
b	C Bldg							\$10,000				
c	D Bldg							\$10,000				
d	B Bldg decks					\$8,000						
e	Repairs - North Walkways											
f	C and D bldg Bituthane underlayment							\$10,000				
g	Stair tread carpet protector nosings											
h	B bldg Walkway Carpet - \$12,500 - \$6,000 insurance = \$6,500		\$6,500			\$6,000						
	B bldg Walkway Subfloor Repairs - \$5,000 - \$2,500 = \$2,500		\$2,500			\$3,000						
8	Gas Grill / Picnic Area											
9	Chimney Chases & Flue Caps											
a	B Bldg						\$2,000					
b	C Bldg						\$2,000					
c	D Bldg						\$2,000					
10	Painting - Exterior											
a	B Bldg				\$6,000					\$0	\$6,500	
b	C Bldg				\$6,000					\$0	\$6,500	
c	D Bldg				\$6,000					\$0	\$6,500	
d	B, C, D Front incl railing, and doors											

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
e	East end of D bldg			\$0	\$1,000					\$4,200		
f	EFIS and Siding Repair			\$0	\$2,100		\$0	\$2,200	\$0	\$2,400		
g	Deck railing staining			\$0	\$5,200		\$0	\$5,500		\$5,800		
h	Deck staining (incl railing & major touch up - 2024)											
i	Major touch up	\$1,100	\$500	\$1,200	\$1,200	\$1,300	\$1,400	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900
j	Door Casing											
k	Unit 314, 214, 114 leak											
l	Door Painting - Unit, Locker & Utility											
m	Northside Painting Misc & Contingency											
11	Drainage											
a	Heat Mat Power Run - Bldg C											
b	Heat Mat Heat Trak mats			\$2,200				\$2,400				\$2,600
c	Heat Mat Heat Trak mat 20 ft											
d	New Circuits for Heat Tap - Bldg D											
e	Drainage project end of Bldg D											
f	Building D East Snow/ Ice Mtl'n - dry well piping											
12	Retention Walls											
13	Signage											
	Monument sign light - New											
14	Railings	\$1,300	\$500	\$1,300	\$1,350	\$1,350	\$1,400	\$1,400	\$1,450	\$1,450	\$1,500	\$1,500
a	B Bldg. back 250 ft. railing											
b	B Bldg. front 200 ft. railing											
c	C Bldg. back 250 ft railing											
d	C Bldg. front 200 ft. railing											
e	D Bldg. back 180 ft. railing											
f	D Bldg. front 150 ft. railing											
g	Railing Repairs - #301											
e	Bldg B Mtl Entry Handrail											

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
15	Stairs											
a	B Bldg	\$0	\$0	\$0	\$2,000					\$3,500		
b	B Bldg. repair											
c	C Bldg											
d	D Bldg											
e	Stair Nosing Project			\$0	\$0	\$500						
f	Carpet Nosing Project											
g	D Bldg stair nosings											
16	Asphalt											
a	Drainage											
b	Overlay											
c	Sealcoat & crack seal (incl striping - 2024)			\$0	\$12,500			\$0	\$13,000		\$0	
d	Re-striping/ Handicap Parking			\$0	\$2,000		\$2,200	\$0	\$2,200		\$2,500	
e	Drainage by B bldg entry N end											
f	Patching				\$13,000			\$0	\$15,000		\$0	
g	Crack Sealing - In sealcoat above											
17	Concrete	\$3,500	\$0	\$3,500	\$2,100		\$2,200			\$2,300		
a	B bldg											
b	C bldg											
c	D bldg											
d	C and D front walk, wheel chair ramp mono foot wall											
e	Thoroseal B bldg stem wall											
f	New Northside Sidewalk - Heated - PENDING - Consider for 2028											
18	Hot Tub Facility	\$600	\$600	\$700	\$800	\$900	\$1,000	\$1,200	\$1,100	\$1,200	\$1,300	\$1,400
a	Structure and Infrastructure											
b	bathroom											
c	decking											
d	carpet											
e	walls (wood)						\$5,000					
e.1	electrical											
f	gate lock replacement - labor											
**	Major Hot Tub Rehabilitation - 2022 ~ 23											
aa	Design Services											
bb	Construction Phase											
cc	Major elect upgrade - Code Req'd											
kk	Add Exhaust Fan & Revise T-Stat Location											
g	Upper Tub			\$300	\$2,200	\$350		\$400	\$2,400	\$450		\$500
h	Cover											
i	Mother board											
j	Shell											
k	pumps (circ and jet)											

	Line Item No.	CAPITAL PROJECTS / Major Repairs	2026	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
	I	plumbing											
	m	filter											
	n	heater											
	o	Auxiliary heater											
	p	VGBA Compliance											
	q	Bromine feeders											
		Lower Tub											
	q	Cover	\$1,200	\$1,651	\$0			\$0	\$1,700			\$0	\$1,900
	r	Mother board											
	s	Shell			\$0							\$25,000	
	t	Board/ Fastener replacement											
	u	pumps (circ and jet)						\$1,000					\$1,200
	v	plumbing											
	w	filter											
	x	heater											
	y	heat exchanger											
	z	VGBA Compliance											
		General Plumbing											
	aa	Sewer Pump in hot tub structure (Replaced in 2017)						\$0	\$1,000				
	bb	Sewer lift station, major rerun 2011;											
	cc	Replace groundwater sump pump (Cost in Sewer Pump, 2017)			\$800				\$850			\$950	
	cc	Replace groundwater sump pump (Cost in Sewer Pump, 2017)											
	dd	Sump pump drain line supplies											
		Unit Front Doors											
19	a	B Bldg - 12						\$0	\$5,000				
	b	C Bldg - 12											
	c	D Bldg - 10											
	d	Door W/S & Repairs	\$0	\$0	\$800		\$0	\$850				\$900	
		Unit Ski Locker Doors											
20	a	B Bldg -12											
	b	C Bldg.-12											
	c	D Bldg.-10											
	d	Door Numbers											
		Unit Sliding Glass Doors											
21	a	B Bldg.-15 See Bldg B Siding Replacement above			\$0	\$0		\$5,000		\$0	\$0	\$5,000	
	b	C Bldg.-12											
	c	D Bldg.-10											
	d	Sliding door paint. cleaning			\$4,000					\$4,000			
22		Misc Features: Bike Racks											
23	a	Hardware - Smart Locks Remote/Lock Support - Moved to Operating	\$1,500		\$1,500			\$1,600				\$1,700	

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
b	Remotelocks & Install											
c	Ski Locker & Utility Lever Sets											
d	Door W/S & Repairs											
e	Remotelock Purchase		\$1,480									
f	Remotelock Purchase											
24	Windows	\$0	\$0	\$0	\$5,000				\$5,200			
a	B Bldg - 31 sml / med 12 lrg. See Bldg B Siding Replacement above											
b	C Bldg - 39 sml / med 12 lrg											
c	D Bldg - 35 sml / med 10 lrg											
d	D Bldg - 224 - Replace West Bay Windows											
24.1	Unit Repairs											
a	D Bldg drywall repairs from roof leak - #124 & 224											
b	D Bldg 221 dryer vent repair											
c	B Bldg 102 - Repairs due to water leak											
d	B Bldg 101 - Repairs due to water leak (The cost above the deductible was \$630 and did not get reclassified from the GL)											
e	D Bldg 323 - Convection unit relief valve leak damage											
f	D Bldg 123/223/323 baseboard leak drywall repairs											
g	D Bldg Unit D124 - Fire sprinkler discharge repairs	\$9,630	\$9,425									
h.1	B Bldg Unit B201 F S discharge - Costs thru 6-10-26		\$906									
h.2	B Bldg Unit B201 F S discharge - Empire - Cost submitted		\$3,025									
h.3	B Bldg Unit B201 F S discharge - \$\$ is just a placeholder		\$930									
h.4	B Bldg Unit B201 F S discharge - Insurance Payments		-\$4,861									
25	Internet and TV Service											
a	Upgraded TV & Internet											
26	Dumpster Enclosure	\$0	\$0		\$0		\$2,000	\$0			\$2,500	
a	Dumpster gate											
b	Recycling addition											
c	New Enclosure											
c.1	Design & Construction Contract - DCPS	\$107,612	\$107,612									
c.2	Owner Directs Permit, Remotelock, Access Pt, Signage	\$9,300	\$9,300									
c.3	Contingency - Construction - 10%	\$11,691	\$11,691									
c.4	Contingency - Indirects - 4%	\$4,676	\$4,676									
c.5	Contingency - Unallocated	\$4,937	\$4,937									
27	Boilers / Mechanicals - Domestic Water - Hot and Cold											
a	General	\$6,500	\$6,000	\$3,250	\$5,500	\$3,500	\$6,500	\$3,750	\$7,500	\$4,000	\$8,500	\$5,000
a.1	HW Flush - Performed in 2024 but mistakenly charged to Op		\$900			\$910			\$920			
a.2	Pumps				\$1,800			\$2,000			\$2,200	
a.3	Inspection of B, C and D boilers and water heaters											
b	B Bldg											
b.1	B Bldg Water Heater Tank				\$0	\$18,000						
b.2	WH tank flush & inspection (check if is included in the Annual Inspection)			\$1,000			\$1,100			\$1,200		

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
b.3	B Bldg rusty water work											
b.4	B Bldg bypass for water filter											
b.5	B and D new flow sensors											
b.6	B Bldg main line pipe replace											
b.7	B bldg domestic back flow	\$0	\$0	\$800				\$800				
b.8	B Bldg domestic water circ modification - 1st floor											
b.9	B bldg water filter flushing, cleaning											
b.10	B Bldg water heater pump											
b.11	B bldg pipe leak common line above 201											
b.12	B bldg boiler room door											
b.13	B bldg spigot replacement											
b.14	B bldg 203/103 leak repairs											
b.15	B bldg main incoming water line repair											
b.16	B bldg Pressure Relief Valve Replacement											
b.17	B bldg Strapping Building B Pex Supply Line											
b.18	B bldg Replace mixing valve											
b.19	Bldg B Leak inspection, pressure relief valve											
b.20	Bldg B CU main line segment repair											
b.21	Bldg B Hot water recirculating pump											
c	C Bldg											
c.1	C Bldg Water Heater			\$15,750								
c.2	C Bldg rusty water work											
c.3	C Bldg hw recirc pump											
c.4	C bldg domestic back flow	\$0	\$0	\$800				\$800				\$900
c.5	C bldg domestic water circ pump											
d	D Bldg											
d.1	D Bldg Water Heater	\$14,700	\$14,700						\$0	\$20,000		
d.2	D Bldg Domestic back flow							\$800				\$900
d.3	D Bldg circ pump											
d.4	D Bldg flow switch and expansion tank											
d.6	D Bldg water supply line leak repair - crawl space											
d.7	D Bldg expansion tank replacement - Per Proposal	\$2,200	\$2,200									
d.8	D Bldg replace hot water return line	\$2,500	\$1,978									
d.9	D Bldg Temperature & Pressure replacement		\$584									
d.10	D Bldg Recirculation hot water line replacement		\$1,978									
28	Boilers / Mechanicals - Heating											
a	General	\$4,000	\$2,175	\$6,000	\$3,000	\$6,500	\$3,500	\$7,000	\$4,000	\$7,500	\$5,000	\$8,000
a.1	State Boiler inspection repairs											
a.2	Systems PM inspection (Heating, Domestic Water, Etc) - Moved to Operating											
a.3	2020 Repairs (from 2020 inspection)											
a.4	Zone valves	\$500	\$0		\$0	\$650			\$800			\$950
a.5	Zone valve replacements, B, C, D 2026-B103, B201		\$1,318									
a.6	Replaced ten (10) boiler drains											
b	B Bldg											
b.1	& Bldg B - Polybutylene Piping Replacement - Accrual - Tar	\$6,520	\$6,520	\$6,520	\$6,520	\$6,520	\$6,520	\$6,520	\$6,520	\$6,520	\$6,520	\$6,520
b.2	B Bldg - Boiler											

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
b.3	B bldg flush & glycol added	\$5,000	\$5,000			\$5,500				\$6,500		
b.4	B bldg boiler room floor											
b.5	B bldg pressure relief valve and temp gauge		\$738									
b.6	B bldg heating system repairs											
b.7	B bldg boiler pump											
b.8	B bldg Igniter & Control bd replacement											
b.9	B bldg boiler igniter replacement											
b.10	B bldg draft inducer											
b.11	B bldg expansion tank											
b.12	B bldg circulation pump											
b.13	B bldg flow switch											
b.14	B replacement pressure relief valve											
b.15	B bldg heat balancing											
c	C Bldg											
c.1	C bldg flush & glycol added	\$5,000	\$5,000		\$0	\$5,500			\$6,500	\$0		
c.2	C Bldg - Boiler	\$16,800	\$16,800									
c.3	C Bldg - 2016 - Replace Expansion Tank											
c.4	C Bldg Flow Sensor											
c.5	C bldg ignition module											
d	D Bldg											
d.1	D Bldg - Boiler	\$0	\$0	\$17,325								
d.2	D bldg flush & glycol	\$5,000	\$5,000			\$5,500		\$0				
d.3	D Bldg flow sensor											
d.4	D bldg flow switch and temp gauge											
d.5	D bldg flow switch and temperature gauge											
d.6	D bldg gas valve replacement											
d.7	D bldg flue replacement											
d.8	D bldg water heater pilot assembly											
d.9	D bldg flow switch replacement											
d.10	D replace air bleeder and relief valve		\$1,087									
29	Irrigation											
30	Landscaping				\$700			\$800		\$800		
31	Light poles											
32	Electrical - Service and Distribution											
a	Light fixture repair											
33	Sewer - Service Laterals and Risers.											
34	Plumbing - Service Laterals, Mech Room, Risers	\$2,700	\$500	\$500		\$2,900			\$3,100			\$3,300
a	C bldg curb stop											
b	Backflow Upgrades: Bldg C: \$1300, Bldg D: \$1300 (Bldg B in 2017)											

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
c	Backflow maintenance	\$1,500	\$1,500		\$0	\$1,700			\$2,000			\$2,500
d	Backflow Inspection											
e	B Bldg Service Shut Off Valve Repair											
35	Fire Sprinklers											
a	Backflow	\$3,500	\$3,500	\$2,500	\$2,750	\$3,000	\$3,000	\$3,250	\$3,500	\$3,500	\$3,500	\$4,000
b	Glycol	\$0	\$0		\$4,400	\$0		\$4,600	\$0		\$4,800	
c	B bldg fire sprinkler heads											
d	'5 Year' Hydro Testing - \$2210 / Bldg	\$0	\$0	\$10,000				\$0	\$12,000			
e	Repairs (2023-3 flow switches in B; Misc @ B, C, D)	\$500	\$500	\$550	\$600	\$650	\$700	\$750	\$800	\$850	\$900	\$950
f	In-unit head testing / items	\$1,800	\$1,800					\$2,000				
g	Bldg B Riser Leak Repair											
h	Bldg C Pressure Relief Valve Replacement											
i	System Inspections - Annual (moved to Operating)											
k	Bldg C Backflow leak repair											
l	5 Year Gauge Replacement Building B, C, D	\$3,240	\$3,116					\$3,500				
m	Bldg B - Full Building Head Replacement	\$15,500	\$15,000									
n	Bldg C & D - Head Testing - 5-yr requirement for heads older	\$4,400	\$4,400					\$5,000				
36	Insurance Deductible											
a	B Bldg - Unit 101 major water leak	\$10,000		\$10,000	\$0	\$10,000	\$0	\$10,000	\$0	\$10,000	\$0	\$10,000
b	B Bldg - Unit 102 major water leak											
d	D Bldg - Unit 124 sprinkler discharge		\$10,000									
40	Total Annual Reserve Expenses	\$273,756	\$277,616	\$95,595	\$100,770	\$99,580	\$86,920	\$126,320	\$96,340	\$98,970	\$84,920	\$57,320

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.	CAPITAL PROJECTS / Major Repairs	2026 Budget	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
41	SUMMARY											
42	Reserve Balance - Beginning of Year	\$103,375	\$103,375	\$55,215	\$49,938	\$44,315	\$44,979	\$63,678	\$48,649	\$69,583	\$94,200	\$139,526
43	< Expenditures per Year >	\$273,756	\$277,616	\$95,595	\$100,770	\$99,580	\$86,920	\$126,320	\$96,340	\$98,970	\$84,920	\$57,320
44 a	Operating Surplus Transfer	\$2,000	\$7,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
b	Operating Budget - Transfer from Res to Op to cover any Op overruns											
c	Operating Budget - Loan from reserves to operating for ins payment 2024 > Rolled forward to 2025											
45 a	Reserve Fund Additions	\$83,240	\$83,240	\$87,818	\$92,648	\$87,743	\$103,119	\$108,791	\$114,774	\$121,087	\$127,747	\$134,773
b	Increased Reserve Fund Addition											
46	Working Capital from Unit Sales											
47	Interest (and late fees on spec assess)	\$500	\$1,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
48	Special Assessment #2 [Actual Rec'd '18 / Actual pd '19]											
49	Special Assessment #1 & #3											
50	Special Assessment 2020											
51	Special Assessment 2021 (1 - Doors April)											
52	Special Assessment 2021 (2 - Painting) / 2022 - Hot Tub Elect											
53	Special Assessment 2022 (Hot Tub Rehabilitation)											
54	Special Assessment 2026 (Dumpster Enclosure)	\$138,216	\$138,216									
55	AR Prepaid Balance Adjustment											
56	Adjustment - 2025 y/e due to / from diff y/e 2024											
57	Reserve Balance - Year End	\$53,575	\$55,215	\$49,938	\$44,315	\$44,979	\$63,678	\$48,649	\$69,583	\$94,200	\$139,526	\$219,479
Reconciliation												
Raw Bank y/e Balances (2 accounts) [From SRG]												
Rolled the 2024 \$10,000 Operating 'loan' forward to 2025												
Adjustments - 2023 AP posted but not paid and \$5000 for 102 Insurance Due to/from												
Adjustments - 2022 Breck Mech A/P posted but not paid												
Variance Reserve Bal vs Bank Statements [Should be '0']												
		\$53,575	\$52,828	\$46,551	\$45,928	\$45,592	\$64,291	\$49,262	\$70,196	\$94,813	\$140,139	\$220,092

Projected Dues to Reserves Annual Increase:	5.5%
Surplus Transfer Projections	
\$ 2,000 each year unless otherwise indicated	

&& Line 28 - Bldg B - Polybutylene Piping Replacement - Accrual - Use 10 yr Period
This Accrual line item has been set up to start accruing an accumulating budget amount for the likely need to replace the Building B hydronic heating system's polybutylene distribution lines. Such plastic pipes are quite prone to eventual failure and appear to be the source of increased maintenance costs for the heating system.
Note that the 'initial' annual \$3,000 amount will be increased as the accrual years decrease and annual inflation is added.

10000
\$ 8,575
\$ 1,425

** Previous Special Assessments (Since 2018)
Bldg C & D Southside Siding
Door Locks & Painting
Northside Painting Project
Hot Tub Renovation

Cinnamon Ridge III HOA
Capital Reserve Plan

Line Item No.		2026	2026 Updated with Actuals	2027	2028	2029	2030	2031	2032	2033	2034	2035
	CAPITAL PROJECTS / Major Repairs	Budget										

Totals (Since 2018)

Additional Project Planning Items:
Refer to the Capital Plan Projects list