Cedarcrest II Homeowners Association

Board Budget Recommendation **Fiscal Year: June 1, 2026 – May 31, 2027**

Proposed Operating Budget

To: Cedarcrest II HOA Board of Directors

From: James D. Smith, President

Subject: Recommendation to Adopt the 2026–2027 Operating Budget

Board Members,

Attached is the proposed operating budget for the Cedarcrest II Homeowners Association for the fiscal year beginning **June 1, 2026**, and ending **May 31, 2027**.

This budget represents a significant change from the budget approved in April 2025. The prior budget anticipated an extensive year of neighborhood restoration and beautification. During the 2025–2026 fiscal year, the Board completed the majority of those planned capital improvement projects, including rebuilding all four entrance landscape beds, repairing irrigation and electrical systems, upgrading lighting, improving drainage, and completing numerous landscape enhancements.

Because those major projects are now complete, the proposed 2026–2027 budget transitions from a **capital investment budget** to a **maintenance and preservation budget**.

Key Budget Changes

- Major capital improvement spending has been reduced from the prior year.
- Capital Improvements are budgeted at **$1,000**, primarily for completing Phase 3 entrance fence repairs and minor landscape enhancements.
- Lawn Service of Tulsa's maintenance agreement has been adjusted to match the seasonal needs of the neighborhood, reducing services during the winter months while maintaining weekly service during the growing season.
- Utility expenses have been updated based on actual costs experienced during the previous fiscal year.
- Community event and administrative budgets have been reduced where appropriate while continuing to support neighborhood engagement and communication.
- Website hosting remains funded to continue providing homeowners with financial reports, governing documents, meeting information, and neighborhood updates.

Budget Philosophy

The Board believes that the Association is now entering a period focused on **protecting and maintaining the investments made during the past fiscal year** rather than undertaking additional large-scale construction projects.

The proposed budget reflects a conservative approach to spending while maintaining the quality and appearance of Cedarcrest II. Any future capital projects beyond those identified in this budget will be presented to the Board for consideration as needs arise.

Proposed Operating Budget

June 1, 2026 – May 31, 2027

Operating Expense	**Annual Budget**
Lawn Service of Tulsa Maintenance Agreement	
June – May 31st total budget is $4500.	$4,500.
**June-August 2027 paid with the new budget funds $1500.*	

Operating Expense	**Annual Budget**
The renewed Lawn Service agreement is Sept 2026 – August 2027	
Reducing our agreement $1500. From our previous year.	
City of Tulsa Water	$400.
PSO Electric	$400.
Website Hosting & Maintenance	
*(site updates every CC II HOA quarter, June – August.	$200
Sept-November, Dec - feb and March-May Includes domain/hosting).	
Printing & Postage	$350.
Community Events	$200.
Welcome Wagon	$80.

Total Operating Budget: $6,130.

Capital improvements $1000.

(June expenses for flower bed improvements already paid and project 3 entrance (2) metal fence and brick repairs)

Total Proposed Budget

Category	**Amount**
Operating Expenses	$6,130.
Capital Improvements	$1,000

Total Annual Budget: $7,130.

Budget Priorities

The Board recommends approval of this budget to accomplish the following objectives:

- Preserve the investment made in the four neighborhood entrance improvements.
- Maintain professional lawn, irrigation, and landscape services.
- Complete the remaining Phase 3 entrance improvements.
- Continue neighborhood communications through the Association website and newsletters.
- Maintain responsible financial stewardship while protecting Association reserves.

Approved via email by James D Smith President, Alex Isher, V.P., Megan Wondaal, Secretary, Joanna Pickard, Treasurer, Skyler Walker, Special Projects. (email string will be saved with the budget).