



Woodside Ranch Homeowners' Association

2026 Annual Meeting

5/31/26 – Larkspur Community Center

Agenda

- 1) Welcome and introduction of Board members
- 2) Jodie Schiffman “Living with Wildfire in Woodside Ranch”
- 3) Business Meeting:
 - a) Election of Board Members
 - b) 2025-2026 Budget
 - c) 2026-2027 Proposed Budget
 - d) Update to Cabin Butte Vegetation Management Project
 - e) Call for homeowners to help maintain the quality of life in Woodside Ranch
 - i) Fire Safety Committee:
 - (1) Engage WR homeowners to make WR a Fire Adapted Community - Fire Education, Defensible Space Assessment, Home Hardening, FireWise Landscaping, Fuels Cleanup Project, Evacuation
 - (2) Participate in Project Wildfire and/or Project Wildfire Neighborhood Coalition
 - ii) Social Committee:
 - (1) Arrange community events – summer social, winter warmer block parties
 - (2) Welcome Wagon – Develop welcoming packet, meet and educate new homeowners
 - iii) Architectural Control Committee:
 - (1) Inform and educate homeowners on the visual aesthetics of WR and ACC Guidelines
 - iv) Communication Committee:
 - (1) Coordinating messaging to the neighborhood:
 - (a) Website content
 - (b) Newsletter publication
 - (c) Email distribution
 - v) City and County Liaison
 - (1) Monitor development and changes in SE Bend and County, traffic and safety concerns, and China Hat issues
 - (2) Represent WR at public hearings and inform residents on what they can do
 - (3) Coordinate with SE Bend and Old Farm District Neighborhood Associations on issues affecting WR
 - f) Open Discussion - How to get more residents involved

Cash Flow

WRHA

Date Range: Jan 01, 2025 to Dec 31, 2025

CASH INFLOW AND OUTFLOW

Jan 01, 2025
to Dec 31, 2025

| Operating Activities | |
|---|---------------------|
| Sales | |
| Fire Fuels Clean Up | \$13,725.00 |
| Miscellaneous Revenue | \$24.25 |
| Program Income – Membership Dues | \$5,651.00 |
| Total Sales | \$19,400.25 |
| Purchases | |
| Contract Services | -\$22,400.00 |
| Insurance-Liability | -\$665.84 |
| Office Supplies | -\$240.00 |
| Postage & Delivery | -\$199.92 |
| Printing and Reproduction | -\$989.84 |
| Rent Expense | -\$162.00 |
| Taxes – Corporate Tax | -\$50.00 |
| Total Purchases | -\$24,707.60 |
| Inventory | |
| Payroll | |
| Sales Taxes | |
| Other | |
| Net Cash from Operating Activities | -\$5,307.35 |

| Investing Activities | |
|---|---------------|
| Property, Plant, Equipment | |
| Other | |
| Net Cash from Investing Activities | \$0.00 |

| Financing Activities | |
|---|---------------|
| Loans and Lines of Credit | |
| Owners and Shareholders | |
| Other | |
| Net Cash from Financing Activities | \$0.00 |

OVERVIEW

| Starting Balance | |
|-------------------------------|--|
| Cash on Hand | \$27,465.83 |
| Total Starting Balance | \$27,465.83 As of 2025-01-01 |
| Gross Cash Inflow | \$19,400.25 |
| Gross Cash Outflow | \$24,707.60 |
| Net Cash Change | -\$5,307.35 |
| Ending Balance | |
| Cash on Hand | \$22,158.48 |
| Total Ending Balance | \$22,158.48 As of 2025-12-31 |

Cash Flow

WRHA

Date Range: Jan 01, 2026 to Jun 30, 2026

CASH INFLOW AND OUTFLOW

Jan 01, 2026
to Jun 30, 2026

| Operating Activities | |
|---|---------------------|
| Sales | |
| Fire Fuels Clean Up | \$12,494.78 |
| Program Income – Membership Dues | \$11,431.06 |
| Total Sales | \$23,925.84 |
| Purchases | |
| Contract Services | -\$26,600.00 |
| Insurance-Liability | -\$3,006.00 |
| Postage & Delivery | -\$240.00 |
| Printing and Reproduction | -\$599.65 |
| Taxes – Corporate Tax | -\$50.00 |
| Total Purchases | -\$30,495.65 |
| Inventory | |
| Payroll | |
| Sales Taxes | |
| Other | |
| Net Cash from Operating Activities | -\$6,569.81 |

| Investing Activities | |
|---|---------------|
| Property, Plant, Equipment | |
| Other | |
| Net Cash from Investing Activities | \$0.00 |

| Financing Activities | |
|---|---------------|
| Loans and Lines of Credit | |
| Owners and Shareholders | |
| Other | |
| Net Cash from Financing Activities | \$0.00 |

OVERVIEW

| Starting Balance | |
|-------------------------------|--|
| Cash on Hand | \$22,158.48 |
| Total Starting Balance | \$22,158.48 As of 2026-01-01 |
| Gross Cash Inflow | \$24,025.84 |
| Gross Cash Outflow | \$30,595.65 |
| Net Cash Change | -\$6,569.81 |
| Ending Balance | |
| Cash on Hand | \$15,588.67 |
| Total Ending Balance | \$15,588.67 As of 2026-06-30 |