

	A	B	C	D	E
1	CATEGORY		2019		INFORMATION
2					
3	Annual Assessments		\$ 109,140.00		\$85.00 per month x 107 units x 12 months
4	Cash on Hand		\$ 10,000.00		Operating Account - estimated at end of year
5	Less Dedicated to Operating Cash flow		\$ (10,000.00)		Operating cash flow
6		<i>total</i>	\$ 109,140.00		
7					
8	ADMINISTRATION				
9					
10	Allowance For Bad Debt		\$ 1,000.00		In case delinquency becomes uncollectable
11	Insurance - Property and D & O		\$ 3,080.00		Annual Property Policy and Directors/Officers Coverage
12	License Fees		\$ 15.00		Annual Report to the Secretary of State
13	Office Supplies & Mailing		\$ 450.00		Stamps, Envelopes, labels, copy paper, etc.
14	P.O. Box Rental		\$ 110.00		
15	Tax Preparation		\$ 500.00		Cost to have tax return completed
16	Taxes - Federal		\$ 75.00		Tax on non-assessment income
17	Website Maintenance		\$ 420.00		\$35.00 per month
18		<i>total</i>	\$ 5,650.00		
19					
20	PROFESSIONAL FEES				
21					
22	Audit - Annual		\$ 1,500.00		Required by RCW 64.38
23	Legal & Collections		\$ 1,000.00		Attorney fees
24	Accounting Service		\$ 4,800.00		Est Accounting \$400 x 12
25	Reserve Study		\$ 1,000.00		Required annually + on-site visit every third year per RCW 64.38
26		<i>total</i>	\$ 8,300.00		
27					
28	MAINTENANCE				
29					
30	General Maintenance		\$ 10,600.00		Fence repairs, gate system, irrigation system, storm drain, road repair, new basketball hoop/pole, etc.
31	Residential Mowing		\$ 19,086.00		Front Lawns within community
32	Common Area Landscaping		\$ 22,600.00		Trees, Plants, mowing, trimming, common area growth clearing, spraying, fertilizing
33	Pool Operations		\$ 9,000.00		Set-up, Winterization, cleaning, permit, housekeeping, supplies, tile repair
34	Snow Plowing		\$ 4,500.00		
35	Landscape improvements		\$ 2,000.00		2019 Landscape Projects
36	Contingency		\$ 411.50		
37		<i>total</i>	\$ 68,197.50		
38					
39	UTILITIES				
40					
41	Electricity - Chelan PUD		\$ 930.00		Electricity at Pool
42	Irrigation Water - Common Areas		\$ 4,452.50		Common area irrigation allotment
43	Sewer/Water (Pool Area & baths)		\$ 1,050.00		\$175 x 6 = 960
44	Telephone		\$ 400.00		Required when pool is open
45	Contingency		\$ 160.00		In case of fluctuations in utility costs
46		<i>total</i>	\$ 6,992.50		
47					
48	Grand Total		\$ 89,140.00		
49					
50					
51	Income to Reserves		\$ 20,000.00		
52		net	\$ 109,140.00		
53					
54	Current Reserve Account Balance		\$ 124,910.00		