

CATEGORY	2018	ASSUMPTIONS/INFORMATION
Annual Assessments	\$ 89,880.00	\$70.00 per month x 107 units x 12 months
Cash on Hand	\$ 10,000.00	Operating Account - estimated at end of year
Less Dedicated to Operating Cash flow	\$ (10,000.00)	Operating cash flow
<i>total</i>	\$ 89,880.00	
ADMINISTRATION		
Allowance For Bad Debt	\$ 1,000.00	In case delinquency becomes uncollectable
Insurance - Property and D & O	\$ 2,904.00	Annual Property Policy and Directors/Officers Coverage
License Fees	\$ 15.00	Annual Report to the Secretary of State
Office Supplies & Mailing	\$ 450.00	Stamps, Envelopes, labels, copy paper, etc.
P.O. Box Rental	\$ 94.00	
Tax Preparation	\$ 500.00	Cost to have tax return completed
Taxes - Federal	\$ 75.00	Tax on non-assessment income
Website Maintenance	\$ 360.00	\$30.00 per month
<i>total</i>	\$ 5,398.00	
PROFESSIONAL FEES		
Audit - Annual	\$ 1,500.00	Required by RCW 64.38
Legal & Collections	\$ 1,000.00	Attorney fees
Accounting Service	\$ 4,800.00	Est Accounting \$400 x 12
Reserve Study	\$ 1,200.00	Required annually + on-site visit every third year per RCW 64.38
<i>total</i>	\$ 8,500.00	
MAINTENANCE		
General Maintenance	\$ 9,134.00	Fence repairs, gate system, irrigation system, storm drain, road repair, paint for poolhouse, etc.
Residential Mowing	\$ 9,900.00	Front Lawns within community
Common Area Landscaping	\$ 22,600.00	Trees, Plants, mowing, trimming, lot clearing, spraying, fertilizing
Pool Operations	\$ 7,000.00	Set-up, Winterization, cleaning, permit, housekeeping, supplies, sealant
Snow Plowing	\$ 4,100.00	
Landscape improvements	\$ 2,000.00	2018 Landscape projects
Contingency	\$ 200.00	
<i>total</i>	\$ 54,934.00	
UTILITIES		
Electricity - Chelan PUD	\$ 750.00	Electricity at Pool
Irrigation Water - Common Areas	\$ 3,828.00	Common area irrigation allotment
Sewer/Water (Pool Area & baths)	\$ 960.00	\$160 x 6 = 960
Telephone	\$ 350.00	Required when pool is open
Contingency	\$ 160.00	In case of fluctuations in utility costs
<i>total</i>	\$ 6,048.00	
Grand Total	\$ 74,880.00	
Income to Reserves	\$ 15,000.00	Replenish reserve account
net	\$ 89,880.00	
Current Reserve Account Balance	\$148,157.29	