

	A	D	E	F
1	CATEGORY		2020 BUDGET	2020 \$15 Increase
2				
3	Annual Assessments		\$100.00 per month x 107 units x 12 months	\$ 128,400.00
4	Transfer from Reserve Account		Reserve funds for road repair	\$ 28,500.00
5	Cash on Hand		Operating Account - estimated at end of year	\$ 10,000.00
6	Less Dedicated to Operating Cash flow		Operating cash flow	\$ (10,000.00)
7		<i>total</i>		\$ 156,900.00
8				
9	<b>ADMINISTRATION</b>			
10				
11	Allowance For Bad Debt		In case delinquency becomes uncollectable	\$ 1,000.00
12	Insurance - Property and D & O		Annual Property Policy and Directors/Officers Coverage/Umbrella	\$ 3,820.00
13	License Fees		Annual Report to the Secretary of State	\$ 15.00
14	Office Supplies & Mailing		Stamps, Envelopes, labels, copy paper, etc.	\$ 450.00
15	P.O. Box Rental			\$ 118.00
16	Tax Preparation		Cost to have tax return completed	\$ 600.00
17	Taxes - Federal		Tax on non-assessment income	\$ 75.00
18	Website Maintenance		\$35.00 per month	\$ 420.00
19		<i>total</i>		\$ 6,498.00
20				
21	<b>PROFESSIONAL FEES</b>			
22				
23	Audit - Annual		Required by RCW 64.38	\$ 2,000.00
24	Legal & Collections		Attorney fees	\$ 1,500.00
25	Accounting Service		Still Management @ \$900 p/m Cindy's Bookkeeping for January	\$ 11,050.00
26	Reserve Study		Required annually + on-site visit every third year per RCW 64.38	\$ 3,000.00
27		<i>total</i>		\$ 17,550.00
28				
29	<b>MAINTENANCE</b>			
30				
31	General Maintenance		Fence repairs/staining, gate system, irrigation system, storm drains, etc.	\$ 10,600.00
32	Residential Mowing		Front Lawns within community \$670 x 28	\$ 19,000.00
33	Common Area Landscaping		Trees, Plants, mowing, trimming, common area growth clearing, spraying, fertilizing \$300 x 28	\$ 23,700.00
34	Pool Operations		Set-up, Winterization, cleaning, permit, housekeeping, supplies, tile repair, Zippy	\$ 10,000.00
35	Snow Plowing			\$ 5,000.00
36	Landscape improvements		2020 Projects	\$ 2,000.00
37	Road Maintenance		To be paid from Reserve Account	\$ 28,500.00
38	Contingency			\$ 852.00
39		<i>total</i>		\$ 99,652.00
40				
41	<b>UTILITIES</b>			
42				
43	Electricity - Chelan PUD		Electricity at Pool	\$ 930.00
44	Irrigation Water - Common Areas		Common area irrigation allotment - 5% increase	\$ 4,290.00
45	Sewer/Water (Pool Area & baths)		3% increase	\$ 1,090.00
46	Telephone		Required when pool is open	\$ 320.00
47	Contingency		In case of fluctuations in utility costs	\$ 150.00
48		<i>total</i>		\$ 6,780.00
49				
50	<b>Grand Total</b>			\$ 130,480.00
51				
52				
53	Income to Reserves			\$ 26,420.00
54		<b>net</b>		\$ 156,900.00
55				
56	<b>Current Reserve Account Balance</b>			\$ 145,077.38