

CATEGORY	2022 BUDGET	2022 Budget Proposal
Annual Assessments	\$100.00 per month x 107 units x 12 months - No increase in dues for 2022	\$128,400.00
Transfer from Reserve Account	Potential Gate Repair (10K) East Fence Replacement (30K)	\$40,000.00
<i>total</i>		\$168,400.00
ADMINISTRATION		
Allowance For Bad Debt	In case delinquency becomes uncollectable	\$1,000.00
Insurance - Property and D & O	Annual Property Policy and Directors/Officers Coverage/Umbrella	\$4,457.00
License Fees	Annual Report to the Secretary of State	\$15.00
Office Supplies & Mailing, Bank Fees	Stamps, Envelopes, labels, copy paper, etc.	\$450.00
P.O. Box Rental		\$0.00
Tax Preparation	Cost to have tax return completed	\$300.00
Taxes - Federal	Tax on non-assessment income	\$50.00
Website Maintenance	\$37.50 per month	\$500.00
<i>total</i>		\$6,772.00
PROFESSIONAL FEES		
Audit - Annual	Required by RCW 64.38	\$6,000.00
Legal & Collections	Attorney fees	\$1,500.00
Accounting Service	Cindy's Bookkeeping	\$6,000.00
Reserve Study	Next reserve study planned for 2023	\$0.00
<i>total</i>		\$13,500.00
MAINTENANCE		
General Maintenance	Fence repairs, gate front maintenance, irrigation system, storm drains, etc.	\$ 10,500.00
Residential Mowing	Front Lawns within community (\$758.10 X 26)	\$19,711.00
Common Area Mowing	Common Areas within community (\$379.05 X 26)	\$9,855.00
Common Area Landscaping	Trees, Plants, trimming, common area growth clearing, spraying, fertilizing	\$11,155.00
Pool Operations	Set-up, Winterization, cleaning, permit, housekeeping, supplies, tile repair, Zippy,	\$ 10,000.00
Gate Repair & East Fence from Reserves		\$ 40,000.00
Snow Plowing		\$5,000.00
Landscape improvements	2022 Projects	\$7,500.00
Contingency		\$2,607.00
<i>total</i>		\$116,328.00
UTILITIES		
Electricity - Chelan PUD	Electricity at Pool	\$930.00
Irrigation Water - Common Areas	Common area irrigation allotment -	\$2,800.00
Sewer/Water (Pool Area & baths)		\$1,250.00
Contingency	In case of fluctuations in utility costs	\$400.00
<i>total</i>		\$5,380.00
Grand Total		\$ 141,980.00
Income to Reserves		\$26,420.00
<i>net</i>		\$ 168,400.00
Current Reserve Account Balance		\$139,555.68