

CATEGORY	2023 BUDGET	
Annual Assessments	\$115.00 per month x 107 units x 12 months (\$15.00 Per Month Increase)	\$ 147,660.00
Transfer from Reserve Account	Pool Sealing	\$8,000.00
Cash on Hand	Operating Account - estimated at end of year	\$10,000.00
Less Dedicated to Operating Cash flow	Operating cash flow	-\$10,000.00
<i>total</i>		\$155,660.00
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	\$5,755.00
License Fees	Annual Report to the Secretary of State	\$15.00
Office Supplies & Mailing	Stamps, Envelopes, labels, copy paper, etc.	\$450.00
Tax Preparation	Cost to have tax return completed	\$300.00
Taxes - Federal	Tax on non-assessment income	\$50.00
Website Maintenance	\$43.75 per month	\$525.00
<i>total</i>		\$8,095.00
PROFESSIONAL FEES		
Audit - Annual	Required by RCW 64.38 *Budget not confirmed - unable to hire CPA by the time of budgeting	\$7,000.00
Legal & Collections	Attorney fees	\$1,500.00
Accounting Service	Cindy's Bookkeeping - \$350 p/m	\$4,200.00
Reserve Study Level 3	Required annually + on-site visit every 3rd year per RCW 64.38 - 2024	\$0.00
<i>total</i>		\$12,700.00
MAINTENANCE		
General Maintenance	Fence repairs, gate front maintenance, irrigation system, storm drains, etc.	\$ 14,940.00
Residential Mowing	Front Lawns within community (\$725.00 X 26)	\$ 20,415.00
Common Area Mowing	Common Areas within community (\$425 X 26)	\$ 11,968.00
Common Area Landscaping	Trees, Plants, trimming, common area growth clearing, spraying, fertilizing	\$14,513.00
Pool Operations	Set-up, Winterization, cleaning, permit, housekeeping, supplies, tile repair, Zippy, Pool Sealing. *Budget not confirmed - Pool liason still working on this issue. Budgeting for 19 weeks unless the cost comes in higher than budgeted.	\$ 19,000.00
Snow Plowing	\$341.15 per Plowing Service 17 trips	\$6,000.00
Landscape improvements	2023 Projects	\$ 5,000.00
Contingency		\$350.00
<i>total</i>		\$92,186.00
UTILITIES		
Electricity - Chelan PUD	Electricity at Pool	\$1,000.00
Irrigation Water - Common Areas	Common area irrigation allotment	\$2,800.00
Sewer/Water (Pool Area & baths)		\$1,350.00
Contingency	In case of fluctuations in utility costs	\$200.00
<i>total</i>		\$5,350.00
Grand Total		\$ 118,331.00
Income to Reserves		\$ 37,329.00
Final		\$ 155,660.00
Current Reserve Account Balance		\$131,147.10