

CATEGORY	2024 FINAL BUDGET		
Annual Assessments	107 units x 12 months (\$15.00 per month increase from 2023)		\$ 166,920.00
Transfer from Reserve Account	Road and Pool Repairs		\$ 30,914.00
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
total			\$ 197,834.00
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% increase	\$ 5,847.00
License Fees	Annual Report to the Secretary of State		\$ 25.00
Office Supplies & Mailing	Stamps, Envelopes, labels, copy paper, etc.		\$ 1,434.00
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
total			\$ 9,181.00
PROFESSIONAL FEES			
Audit - Annual	Required by RCW 64.38 *2023 Waived by property owners		\$ -
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 Did Studies in '20, '21 and '23		\$ 1,100.00
total			\$ 6,800.00
MAINTENANCE			
Hedge Trimming	Cypress trees and interior hedges		\$ 3,791.00
Tree Trimming	Winter trimming: Cherry trees along highway and common area trees		\$ 5,957.00

General Maintenance	Fence repairs, gate front maintenance, storm drains, etc.		\$ 4,000.00
Residential Mowing	Front Lawns within community (\$750 x 26)		\$ 21,119.00
Common Area Mowing	Common Areas within community (\$450 X 26)		\$ 12,672.00
Common Area Landscaping	Plants, trimming, common area growth clearing, spraying, fertilizing, minor irrigation repairs.		\$ 10,132.00
Pool Operations	Set-up, Winterization, cleaning, permit, housekeeping, supplies, tile repair, Zippy, Pool Sealing. Budgeting for 20 weeks.		\$ 22,500.00
Snowplowing	\$352 per Plowing Service - 17 trips		\$ 6,000.00
Irrigation Improvements	Replacement of Schedule 30 Irrigation Lines/Valve Maintenance		\$ 5,000.00
Road Repair	From Reserve Account		\$ 23,826.00
Pool Repair	From Reserve Account		\$ 7,088.00
Contingency			\$ 3,900.00
total			\$ 125,985.00
UTILITIES			
Electricity - Chelan PUD	Electricity at Pool		\$ 1,000.00
Irrigation Water - Common Areas	Common area irrigation allotment		\$ 3,015.00
Sewer/Water (Pool Area & baths)			\$ 1,400.00
Contingency	In case of fluctuations in utility costs		\$ 453.00
total			\$ 5,868.00
Grand Total			
			\$ 147,834.00
Income to Reserves	Road cost incurred in '23/'24 = \$45,486 and Pool Repairs in '24 = \$14,188		\$ 50,000.00
Final			\$ 197,834.00
Current Reserve Account Balance			
			\$ 148,757.00