

CATEGORY	2025 BUDGET	2025
Annual Assessments	107 units x 12 months - \$130.00 per month	\$ 166,920.00
Transfer from Reserve Account		\$ 29,000.00
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>		\$ 195,920.00
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	\$ 6,828.00
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	\$ 70.00
Website Maintenance	\$43.75 per month	\$ 525.00
<i>total</i>		\$ 10,182.00
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 Year 3, Level 3	Required annually + on-site visit every 3rd year per RCW 64.38 Did Studies in '23 and '24	\$ 1,100.00
<i>total</i>		\$ 6,800.00
MAINTENANCE		
Hedge Trimming	Cypress trees and interior hedges	\$ 4,000.00
Tree Trimming	Winter trimming: Cherry trees along highway and common area trees	\$ 6,000.00
General Maintenance	Fence repairs, gate front maintenance, storm drains, etc.	\$ 4,000.00
Fence Installation	From Reserve Account	\$ 14,000.00
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.	\$ 14,500.00
Pool Operations	Set-up, Winterization, cleaning, permit, housekeeping, supplies, tile repair, Zippy, internet. Budgeting for 20 weeks.	\$ 19,000.00
Snowplowing	\$352 per Plowing Service - 17 trips	\$ 6,000.00
Irrigation Improvements	Replacement of Schedule 30 Irrigation Lines/Valve Maintenance	\$ 5,000.00
Pool Repair	From Reserve Account for Tile	\$ 15,000.00
Common Area Improvement	Upper Village Dr (to the north) and Upper Village Dr (to the east)	
Contingency		\$ 1,055.00
<i>total</i>		\$ 122,346.00
UTILITIES		
Electricity - Chelan PUD	Electricity at Pool	\$ 1,000.00
Irrigation Water - Common Areas	Common area irrigation allotment	\$ 3,136.00
Sewer/Water (Pool Area & baths)		\$ 1,456.00
Contingency	In case of fluctuations in utility costs	\$ 1,000.00
<i>total</i>		\$ 6,592.00
Grand Total		\$ 145,920.00
Income to Reserves		\$ 50,000.00
Final		\$ 195,920.00
Current Reserve Account Balance		\$ 168,693.63