



April 1 2021 - March 31, 2022 Operating Budget

Item	2021/ 2022 Annual Budget	2020/ 2021 Annual Budget	Change From Prior Year	2020/21 Actual thru February 2021	2019/20 Actual thru Mar 2020	Comments
<b>ANNUAL DUES</b>	\$ (17,550.00)	\$ (17,550.00)	\$ -	\$ (17,550.00)	\$ (17,900.00)	\$650 times 27 households in the community
Interest Income	\$ (12.00)	\$ (36.00)	\$ 24.00	\$ (12.06)	\$ (86.69)	Expecting lower rates in 2021/22
<b>OPERATING EXPENSE</b>						
* Maintenance (regular)						
Fredy Hernandez	\$ 7,788.00	\$ 7,788.00	\$ -	\$ 7,139.00	\$ 7,975.00	Flat to 2020/21
Maintenance (occasional)	\$ 500.00	\$ 1,400.00	\$ (900.00)	\$ 165.00	\$ 66.00	Covers aeration and one time charges
Landscape Repairs (Annual)						
Irrigation repairs (as needed) and start up/shut down	\$ 100.00	\$ 100.00	\$ -	\$ 80.00	\$ 80.00	Aqua Containment backflow testing
Entry lights (as needed)	\$ 100.00	\$ 100.00	\$ -			
<b>Sub total - Landscape Repairs (Annual)</b>	\$ 200.00	\$ 200.00	\$ -	\$ 80.00	\$ 80.00	
Utilities						
Electric (Entry Meter # U019616811, Park Meter # U10018862, 5 Street Lights)	\$ 600.00	\$ 900.00	\$ (300.00)	\$ 588.12	\$ 670.35	
Water meter # 6491454 (Entry)	\$ 1,572.00	\$ 2,050.00	\$ (478.00)	\$ 1,468.20	\$ 1,859.39	Monthly billing allows quicker identification of issues
Water meter # 6491451 (Park)	\$ 1,422.00	\$ 2,080.00	\$ (658.00)	\$ 1,292.45	\$ 1,895.12	Monthly billing allows quicker identification of issues
<b>Sub total - Utilities</b>	\$ 3,594.00	\$ 5,030.00	\$ (1,436.00)	\$ 3,348.77	\$ 4,424.86	
Social Events						
Gift Baskets	\$ 100.00	\$ 200.00	\$ (100.00)	\$ -	\$ -	
Neighbor Day	\$ 700.00	\$ 400.00	\$ 300.00	\$ 699.12	\$ 663.67	Neighbor day expenses
Ice Cream Social	\$ -	\$ -	\$ -	\$ -	\$ -	
Halloween Parade	\$ 150.00	\$ -	\$ 150.00	\$ 129.79	\$ -	
Annual Meeting	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ -	
<b>Sub total - Social Events</b>	\$ 1,050.00	\$ 700.00	\$ 350.00	\$ 828.91	\$ 663.67	More community events as a result of COVID impacts
Administrative and Other						
General liability Insurance (community prprty,esmnts)	\$ 1,136.00	\$ 850.00	\$ 286.00	\$ 964.00	\$ 824.00	Rates are up for insurance coverage
Directors and Officers Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	
Taxes (Common Areas)	\$ 470.00	\$ 320.00	\$ 150.00	\$ 10.00	\$ 462.38	Taxes to be paid in March - King County Rates increase
Website	\$ 50.00	\$ 25.00	\$ 25.00	\$ 4.99	\$ 461.46	Three year subscription paid in 2019/2020
Administration - meeting space, postage, copying	\$ 52.00	\$ 50.00	\$ 2.00	\$ 54.99	\$ -	Annual Quicken cost
Contingency	\$ 60.00	\$ 60.00	\$ -	\$ -	\$ -	
<b>Sub total - Administration and Other</b>	\$ 1,768.00	\$ 1,305.00	\$ 463.00	\$ 1,033.98	\$ 1,747.84	
<b>Sub Total Operating Expenses</b>	\$ 14,900.00	\$ 16,423.00	\$ (1,523.00)	\$ 12,595.66	\$ 14,957.37	

	Reserves 2020	Reserves 2020	Change From Prior Year		
<b>RESERVES</b>					
<b>Opening Cash</b>					
<b>Landscape Materials/Labor</b>					
Rebarking (add 1")	\$ -	\$ -	\$ -		
Entry 1x every 2 years (estimated)	\$ 200.00	\$ 200.00	\$ -		
Inglewood Hill Rd 1x every 2 years (estimated)	\$ 400.00	\$ 400.00	\$ -	\$	935.00
Park annually (estimated)	\$ 400.00	\$ 400.00	\$ -		
Plant replacement	\$ 100.00	\$ 100.00	\$ -		
			\$ -		
			\$ -		
<b>General Reserves</b>					
Fence refinish - 120 lf - 25 % annual allowance	\$ -	\$ 6,000.00	\$ (6,000.00)	\$	10,980.00
Fence reserve for repair and replace (10%)	\$ -	\$ -	\$ -		
Park equipment/toys	\$ -	\$ -	\$ -		
Asphalt repairs at park	\$ -	\$ -	\$ -		
**Fence restain +880 lf (1x every 4 years)	\$ -	\$ -	\$ -		
**Fence reserve for repair and replace	\$ -	\$ -	\$ -		
Repair/Replace metal rail at bridge	\$ -	\$ -	\$ -		
Mailboxes / Signs	\$ -	\$ -	\$ -		
Gravel replacement at maintenance road to park	\$ -	\$ -	\$ -		
<b>SUB TOTAL RESERVES</b>	\$ 1,100.00	\$ 7,100.00	\$ 16,675.00	\$	10,980.00
<b>GRAND TOTAL EXPENSES</b>	\$ 16,000.00			\$	23,575.66
<b>Cash B/f</b>	\$ (8,085.54)			\$	(14,099.14)
<b>Current cash movement</b>	\$ (1,550.00)			\$	6,013.60
<b>NET CASH BALANCE</b>	\$ (9,635.54)			\$	(8,085.54)
				\$	(14,099.14)
<b>Annual Dues per homeowner</b>					
<b>Actual to be assessed</b>	\$ 650.00				
<b>Supplemental - September</b>	\$ -				

Mulch paid in 2019. Will rebark in 2021  
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Fence re-stain and major repairs in 2020. Next in 2025/2026  
Major repairs/updates completed in 2018