



HOA PRELIMINARY BUDGET

MODERN LIVING - SMART DESIGN

Alayna Creek Owner's Association
Statement of Annual Project Operating Budget & Replacement Reserves for Year 2025
(Budget is for Entire Project)

Annual Dues (\$212 x 10 Units x 12 Months) \$ 25,440

Operating Expenses

Administrative Expenses

Office Expenses, Supplies, Etc.	\$ 150
Management / Accounting Fees	\$ 2,300
Legal & Audit	\$ 200
Bank Fees	\$ 24
Secretary of State - Annual Filing	\$ 20

Repairs and Maintenance

Landscape & Grounds Maintenance	\$ 4,973
Snow Plow	\$ 300

Other Expenses

Insurance Premiums	\$ 5,200
Snohomish County PUD - 2 street lights & storm pump	\$ 600
Miscellaneous	\$ 500

Total Operating Expenses \$ 14,267

OVER 

Listing Broker
Jeff Mietzner 425-754-9653
JeffM@HomeMarketingInc.com



On-Site Buyer's Representative
Aimee Crowe 425-628-4199
AimeeCrowe@JohnLScott.com



Proudly Built By
Mietzner Mukilteo, LLC



Replacement Reserves

Component Description	Yrs. Useful Life	Est. Repl. Cost	Avg. Yearly Cost
Site Drainage Piping - Contingency	10	\$ 6,000	\$ 600
Detention Vault & Storm Drains - Maintenance	5	\$ 6,000	\$ 1,200
Detention Vault Flow Restrictor & Plumbing Lines - Maintenance	20	\$ 8,000	\$ 400
Asphalt - Paving Overlay	40	\$ 19,980	\$ 500
Asphalt - Paving Repairs	6	\$ 1,940	\$ 323
Asphalt - Restripe	6	\$ 1,100	\$ 183
Split Rail Wood Fence - Replace	25	\$ 2,440	\$ 98
Concrete Sidewalks & Curbs - Repair	6	\$ 650	\$ 108
Deck Waterproofing Membrane - Recoat	6	\$ 17,160	\$ 2,860
Building Envelope - Inspection	10	\$ 8,000	\$ 800
Gutters & Downspouts - Replace	30	\$ 6,000	\$ 200
Asphalt Shingle Roof - Replace	30	\$ 66,180	\$ 2,206
Roof Inspection & Minor Repair	2	\$ 1,320	\$ 660
Exterior Mailboxes - Replace	25	\$ 1,330	\$ 53
Reserve Study - Update with Site Visit	3	\$ 2,850	\$ 950

Total Replacement Reserves \$ 11,141

Total Annual Expenses	\$ 25,408
Total Monthly Expenses	\$ 2,117
Total Monthly Expenses Per Unit (Rounded)	\$ 212

This Preliminary Annual Association Budget:

(1) is based on an assumption that all improvements are completed, that all estimated expenses are being incurred, and that most Replacement Reserve component items are being collected;

(2) is only a good faith estimate based on expenses actually known by Declarant at the time of budget preparation, and may not include expenses (including without limitation charges and assessments required by governmental and quasi-governmental agencies) of which Declarant has not received written notice as to the nature and/or amount.

The HOA has a reserve study prepared by Reserve Consultants LLC that meets the requirements of RCW 64.90.550. This preliminary Budget deviates from the recommendations of said study as follows:

1) The Estimated Current Replacement Costs herein are based on the Reserve Study's 2025 Baseline Funding Plan Contribution Rate and not the Recommended Annual Contribution Rate; and

2) The Replacement Reserves stated herein exclude the following Components: Patios & Porches - Repair/Replace, Foundation & Structure - Contingency, Deck Structure - Repair,

Fiber Cement Board Siding - Repair, Wood Trim - Selective Replacement & Repair, Building Exterior - Caulk & Paint, Electrical System Meter Bases - Replace, and Outdoor Light Fixtures - Replace.

The current deficiency in reserve funding per unit per month is approximately \$62.00.