

2024 Proposed Annual Assessment Summary

Clearwood Community Association

ANNUAL - Summary of Assessments & Water Fee/ Water Rates						ANNUAL		
	2019 Annual	2020 Annual	2021 Annual	2022 Annual	2023 Annual	2024 PROPOSED	\$ Change	% Change
Assessment	395.00	562.88	676.10	727.74	749.40	764.16	14.76	
Special Assessment	-	159.00		-	-			
Subtotal Operations Assessments	\$ 395.00	\$ 721.88	\$ 676.10	\$ 727.74	\$ 749.40	\$ 764.16	\$ 14.76	2.0%
General Reserve	145.00	25.00	25.00	655.00	694.32	715.20	20.88	3.0%
Future Reserve	15.00	-	15.00	15.00	15.96	16.32	0.36	2.3%
Water Reserve	185.00	185.00	215.78	441.00	467.52	481.44	13.92	3.0%
Subtotal Reserve Assessments	\$ 345.00	\$ 210.00	\$ 255.78	\$ 1,111.00	\$ 1,177.80	\$ 1,212.96	\$ 35.16	3.0%
TOTAL Assessments	\$ 740.00	\$ 931.88	\$ 931.88	\$ 1,838.74	\$ 1,927.20	\$ 1,977.12	\$ 49.92	2.6%

MONTHLY - Summary of Assessments						MONTHLY		
	2019	2020	2021	2022	2023 Annual	2024 PROPOSED	\$ Change	% Change
Assessment	32.92	46.91	56.34	60.65	62.45	63.680	1.23	
Special Assessment	-	13.25	-	-	-	-		
Subtotal Operations Assessments	\$ 32.92	\$ 60.16	\$ 56.34	\$ 60.65	\$ 62.45	\$ 63.68	\$ 1.23	2.0%
General Reserve	12.08	2.08	2.08	54.58	57.86	59.600	1.74	3.0%
Future Reserve	1.25	-	1.25	1.25	1.33	1.360	0.03	2.3%
Water Reserve	15.42	15.42	17.98	36.75	38.96	40.120	1.16	3.0%
Subtotal Reserve Assessments	\$ 28.75	\$ 17.50	\$ 21.32	\$ 92.58	\$ 98.15	\$ 101.08	\$ 2.93	3.0%
TOTAL Assessments	\$ 61.67	\$ 77.66	\$ 77.66	\$ 153.23	\$ 160.60	\$ 164.76	\$ 4.16	2.6%

2023 Water Rate Study by Northwest Water Systems

Current Quarterly Water Rate Structure	
Water Service Charge – base rate	\$36.05
Tier 1 (0 – 2,500 cubic feet)	\$2.37/100 cu-ft
Tier 2 (2,501 – 3,500 cubic feet)	\$3.56/100 cu-ft
Tier 3 (3,501 + cubic feet)	\$4.69/100 cu-ft
Disconnect/Reconnect Fee	\$50.00

Current Average Monthly Water Rate Structure	
Base Rate	\$12.02
Average Consumption Rate	\$4.81
Water Reserves Assessment	\$38.96
Total Average Monthly Rate	\$55.79

Proposed 2024 Water Rate Structure from 2023 NWS Water Rate Study Proposed 2024 Water Rate Structure from NWS Water Rate Study Rate Structure B		
Tier	Use Range	Rate
Base Rate (Quarterly)	0 – 1,800 cu.ft.	\$74.07
Tier 1	1,801 - 3,000 cu.ft.	\$3.75 / 100 cu.ft.
Tier 2	above 3,000 cu.ft.	\$5.00 / 100 cu. ft.
Quarterly Estimated Average Rate (base + consumption)		\$ 93.07
Monthly Estimated Average Rate (base +consumption)		\$ 31.02
Monthly Estimated Average Rate (base + consumption + reserve)		\$ 69.98

2024 Proposed Water Rates

Clearwood Community Association Proposed 2024 Consolidated Budget

2024 Water Base Rate & Consumption (Invoiced Quarterly)		
Water Base Rate & Consumption	From Cubic Feet (CF)	2024 Cost per CF
Tier 1 - Base Rate (Quarterly)	0 - 1,800 cu.ft.	\$74.07
Tier 2	1,801 - 3,000 cu.ft.	\$3.75 / 100 cu.ft.
Tier 3	above 3,001 cu.ft.	\$5.00 / 100 cu.ft.
Water Service Fee	n/a	\$0.00 - included in "Tier 1-Base Rate"
<p>1. Starting in 2024, the quarterly Water Service Fee will be replaced with a Water Base Rate included in Tier 1, of \$74.07. Tier 1- Base Rate includes the Water Service Fee (aka. Base Rate) and Water Consumption up to 1,800 cu.ft..</p> <p>2. The 2024 Proposed Budget includes an adjustment to the water consumption rate usage structure in alignment with the 2023 Water Rate Study by NWWWS.</p>		

2024 Proposed Annual Change in Assessments & Water Rates by Member

2024 PROPOSED BUDGET CHANGE - ANNUAL BY MEMBER

	Proposed 2024 Budget	Current 2023	Annual \$ Change	Annual % Change
Proposed Annual Assessments	\$ 1,977.12	\$ 1,927.20	\$ 49.92	3%
Water Consumption & Base Rate Tier				
1- Base Rate up to 1,800 cu.ft. *	\$ 296.28	\$ 128.25	\$ 168.03	131%
Water Service Base Fee (no consumption)	\$ -	\$ 144.20	\$ (144.20)	-100%
Total	<u>\$ 2,273.40</u>	<u>\$ 2,199.65</u>	<u>\$ 73.75</u>	<u>3%</u>

*2023 Water Consumption estimate based on average Water Consumption of 1,394 cu.ft.



2024 Budget Assumptions as updated - w/out track changes

To: Board Treasurer, Clearwood Community Association
 From: Jennifer Spidle, CPA, Spidle Office Solutions
 Date: 08/23/2023
 Re: 2024 Budget Assumptions – Operating & Capital

Clearwood Community Association Mission

The Mission of the Board of Directors for the Clearwood Community Association is to preserve and enhance the property of our sub-division by maintaining the common areas, parks, lakes, beaches, roads and water system, and by upholding and enforcing our covenants, Bylaws, and Rules and Regulations. We will serve the homeowners by taking a fair, objective, and ethical approach in representing the Corporation. We will maintain an enjoyable, friendly, and safe place to live. We will provide ethical and fiscally responsible solutions to promote a sense of community, enhance our property values, and plan for the future.

Basis for 2024 Budget Assumptions

2024 Budget Assumptions will be compiled based on the following:

1. 2023 Strategic Planning – Top Capital Priorities for Board
2. Water Rate Study – Prepared by Northwest Water Systems
3. 2023 Budget & Projection through 07/31/2023
4. HR Salary Review for Maintenance Staff
5. 2024 Reserve Study
6. Input from General Manager, Maintenance & Pool leads, Board, Finance Committee, Vendors, Tax agencies, etc. & Membership
7. COLA = 3.6%
8. NON-COVID year

The 2024 Operations & Water Operations Budgets Include the Following Assumptions

1. General Operations Income
 - a. Operations Assessments- 2% INCREASE
 - b. Collections increased to 92% collections from 90% collections in 2023.
2. Other General Operations Income
 - a. Liens, renters fees, fines, gate card income, & interest income increased based on historical trends. See proposed budget for details.
3. Water Ops Income – Water Rate Study

Rate Structure B

Tier	Use Range	Rate
Base Rate (Quarterly)	0 – 1,800 cu.ft.	\$74.07
Tier 1	1,801 - 3,000 cu.ft.	\$3.75 / 100 cu.ft.
Tier 2	above 3,000 cu.ft.	\$5.00 / 100 cu. ft.
Quarterly Estimated Average Rate (base + consumption)		\$ 93.07
Monthly Estimated Average Rate (base +consumption)		\$ 31.02
Monthly Estimated Average Rate (base + consumption + reserve)		\$ 69.98



4. Market Driven Increases

- a. Utilities – 2.18% per PSE 3 year rate proposal started in 2023.
- b. Property Taxes (some property taxes are tax exempt as they relate to property for the Water System – update to include land for Well 5 as exempt) – no change
- c. Postage – 5% increase
- d. Fuel - No change. 2024B: Estimated gallon of fuel usage based on 2019 year, a non-covid year - 3,220 gallons @ \$5.65/ gallon
- e. Insurance (non-medical) – 12% increase based on insurance broker estimate
- f. Employer provided medical insurance – 10% increase based on insurance broker estimate

5. Salaries & Wages

- a. Staff members - cost of living
- b. Employer payroll taxes –5% increase to WA L&I & SE taxes.
- c. Staffing Levels – Decrease of 2.0 FTE
 - i. In Summary:
 1. No In-House Capital Projects in 2024 (see Maintenance below)
 2. Increase by Executive Secretary
 3. Salary reviews for all staffing levels, especially Maintenance.
 4. For those employees at market rate, assume COLA increase.
 - ii. Staff:
 1. Administration – 3.5 FTE
 - a. General Manager
 - b. Accounts Payable & Accounts Receivable: x2 Full-Time
 - c. Executive Secretary: Employee position (instead of volunteer) for 2024.
 2. Maintenance & Water System: 6.1 FTE
 - a. Maintenance salary rates reviewed by HR and updated to market for April 2024 raises. Association needs to have competitive wages to retain qualified and quality employees.
 - b. Maintenance overtime for call outs on weekends to fix gates – apx. 0.1 FTE
 3. RESERVE MAINTENANCE STAFF FOR IN HOUSE CAPITAL PROJETS – 0 FTE – REMOVED
 - a. Removed 1) Unable to attract qualified employees in Maintenance. Thus, while capital work has been completed the 1st 9 months of 2023, Maintenance work on the Association has suffered. 2) Refocus on Association Maintenance work. If the assets are not maintained properly, they will fail sooner than expected in the Reserve Study.
 4. Pool: 2024 Pool to be open, staff accordingly – 1.1 FTE
 - a. Budgeted to be open 92 days in 2024 & includes possibility of year end bonus. Memorial Day open & weekends until



school is out. Then daily until Labor Day weekend. Longer hours on holidays & some Fridays. Staffing based on number of hours needed.

5. Compliance: 2023 & 2024: completed by Administration staff

6. Administration General Operations

a. Elections

- i. Postage & Printing – 5% increase
- ii. Town Hall Rental – Assume that 2024 Town Hall will be able to be in-person
- iii. Online Voting – None for 2024

b. Board support – \$1,250, no change from 2023

c. Professional Services- Contact vendors for estimates of 2024 costs

- i. Auditing– DNM & Associates
- ii. Tax – cost of pursuing 501(c)(4)
- iii. Accounting Manager Contract –Spidle Office Solutions
- iv. Legal expense-
 - 1. General – 2022: \$35,000 / 2023: \$35,000
 - 2. Liens/ Foreclosure Actions - \$22,000 from prior year operations collections
- v. HR Support – Tiffany Nicolow (decreased based on need)
- vi. IT Services – PC Technologies (5% increase)

d. Dues & Subscriptions – COLA, 3.6%

- i. Adobe PDF editor
- ii. Office 365
- iii. QuickBooks Online Advanced
- iv. QuickBooks Online Payroll
- v. Amazon Business subscription
- vi. Zoom Administration (100 participants) & Zoom Board (300 participants)
- vii. Go Daddy web hosting
- viii. Pool software
- ix. Water Meter Reading Software
- x. Mail Chimp & Canva

e. Supplies - COLA

7. Maintenance Operations – Review all maintenance costs with GM & Maintenance Lead.

Overall, Repairs & Maintenance estimated expense are in line with 2023. Costs increased by COLA.

- a. Tree/Debris –COLA - 2024 \$25,900 / 2023 budget of \$25,000
- b. Snow Removal – COLA – 2024 \$6,589 / 2023 \$6,360
- c. OSHA Training costs - COLA
- d. Outside Mechanic – Increased by \$4k based on needs of Association to \$15,088.
- e. Maintenance Equipment Rental – COLA
- f. Buildings/Grounds/Sprinkler/Supplies/ PPE/ Repairs & Maintenance etc. - COLA
 - i. Gravel 200 yards of parking lots
 - ii. Road striping – same scope as 2023.
- g. Restrooms – COLA



- i. 3 Open Year Round
 - ii. Balance Open Seasonally
 - iii. Soap – handpumps
 - h. Supplies – COLA & reduction in custodial supplies as extra COVID supplies are not needed. 2024 Budget Custodial Supplies: \$5,000. / 2023 Budget: \$6,360
- 8. Pool Operations
 - a. Pool software – COLA
 - b. Overall reduction in budgeted pool expenditures due to reduction in staffing expense. The 2023 Budget included 0.5 FTE to run the pool software (implemented in 2023). However, in practice, this additional staff member is not necessary and has been removed from the 2024 Proposed Budget.
 - c. Additional cost added for propane usage & repairs and maintenance as projected in 2024.
 - d. Reduced custodial supplies based on a non-COVID year in 2024.
- 9. Compliance/ Security Operations
 - a. Deputy Sherriff Stipend
 - i. 2023 Budget was voted on with a \$10,000 budget and increased by \$10k in 2023 by Board vote with funds from prior year collections.
 - ii. 2024: \$60,000 – Part time Sherriff
 - iii. 2025: Continue to work with Sherriff’s department with goal of having a dedicated Sherriff for CCA.
 - iv. \$5k increase for new Security System Camera maintenance contract. New cameras being purchased in 2023.
- 10. Other/ Misc. General Operations
 - a. Community MAC & CPC – no change. Total \$9,480.
 - b. Lake Treatment – 2024 budget will not include Horseshoe Lake treatment. – 5% increase.
 - c. Vandalism
- 11. Water Operations Expenses
 - a. Based on 2023 Water Rate Study by Northwest Water Systems with the following changes in expenses:
 - i. Increased business insurance expenses based on vendor input.
 - ii. Increased allocation of payroll time from Maint to Water department based on CCA training a second person on the water system for continuity in the organization.
- 12. Allocated Expenses – General Operations to Water Operations
 - a. The allocation between operations and water operations will be supported based on actual expenses and actual shared office admin expenses (such as postage, printing & copying, IT, telephone, power, etc.). These expenses are split 50/50.



13. Operations Contingency

- a. Fraud Investigation Legal Expense – Board
- b. Liens/ Foreclosure Actions - \$22,000 from prior year operations collections – **THIS \$22,00 IS NOT INCLUDED IN THE GENERAL OR WATER SYSTEM OPERATIONS BUDGET, BUT IS EXPECTED TO BE SPENT FROM PRIOR YEAR COLLECTIONS IN 2024.**

Capital Budget Assumptions

- 1. Capital Assessments – COLA for 2024 – 3% increase
- 2. General & Water Reserves budget based on Reserve Study
- 3. NO in-house reserve projects (see Maintenance Salary explanation above)
 - a. Also assumes IHR for 2023 wraps up in September 2023.
- 4. Top priority funding for Reserve Year 1 Goals as ranked by Board during 2023 Strategic Planning

Ranked 1-Year Reserve Goals

As ranked by the Board of Directors at the 06.21.2023 Strategic Planning II meeting.

Goal	Final Ranking	Notes
Roads & Water 10-Year Plan	A	Stay the course.
New Admin Office & Septic Design		\$50k included in 2023 Reserve Budget for Design. Board approved design scope at 06/24/2023 Board meeting.
New Admin Septic Construction	A	
Design & Construction of a Skate Park		Need scope from Board. May be insurance restrictions. City of Yelm paid \$409,300 for an 8,300 square foot park, which is consistent with apex. \$45/ sq ft estimate. Using those two numbers, a tennis court sized park, which is 2,800 sq ft, would be \$100k - \$150k.
Rampart Design/ Construction & HiLo Sports Court Assessment	A	
Rebuild Parking at Sunset wood lot	B	
Reconfigure Parking at Pool & consider moving a playground	D	
Playground Improvements - Pool	E-F	Low priority for In-House capital.
Rebuild Parking at Windy	F	
Wayfinding Signage	F	
"Vandalism Proof" Asset replacement	YES!	Stay the course with replacement of assets, as needed, with "vandalism proof" assets for asset including but not limited to: picnic tables, sinks, toilets, urinals, & garbage cans.

With these in hand, we are positioned to make intelligent and informed decisions.

5.

2024 Budget Assumptions as updated - With Track Changes



To: Board Treasurer, Clearwood Community Association
From: Jennifer Spidle, CPA, Spidle Office Solutions
Date: ~~06/15/2023~~08/23/2023
Re: 2024 Budget Assumptions – Operating & Capital

Clearwood Community Association Mission

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Basis for 2024 Budget Assumptions

2024 Budget Assumptions will be compiled based on the following:

1. ~~2023 Strategic Planning – Top – PENDING~~Capital Priorities for Board
2. ~~Water Rate Study – Prepared by Northwest Water Systems – PENDING~~
3. ~~2023 Budget & Projection through 07/31/2023~~
4. ~~HR Salary Review for Maintenance Staff~~
5. ~~2024 Reserve Study~~
6. ~~Input from General Manager, Maintenance & Pool leads, Board, Finance Committee, Vendors, Tax agencies, etc. & Membership~~
7. ~~COLA = 3.6%~~
- 4.8. ~~NON-COVID year~~

The 2024 Operations & Water Operations Budgets Include the Following Assumptions

1. General Operations Income
 - a. Operations Assessments- ~~Start with no increase-~~2% INCREASE
 - b. Collections increased to 92% collections from 90% collections at 90% collection for in 2023. –Move up to 92%
2. Other General Operations Income
 - a. Liens, renters fees, fines, gate card income, & interest income increased based on historical trends. See proposed budget for details.
2. ~~Water Ops Income – Water Rate Study~~
3. ~~a. Water Usage/ Fee – based on Water Rate Study report. Proposal being delivered by single source vendor, NW Water, week of June 19th. Estimated cost of rate study included in 2023 water operations budget.~~

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Rate Structure B

Tier	Use Range	Rate
Base Rate (Quarterly)	0 – 1,800 cu.ft.	\$74.07
Tier 1	1,801 - 3,000 cu.ft.	\$3.75 / 100 cu.ft.
Tier 2	above 3,000 cu.ft.	\$5.00 / 100 cu. ft.
Quarterly Estimated Average Rate (base + consumption)		\$ 93.07
Monthly Estimated Average Rate (base +consumption)		\$ 31.02
Monthly Estimated Average Rate (base + consumption + reserve)		\$ 69.98

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3-4. Market Driven Increases ~~to be based on research and vendor input~~

- a. Utilities – 2.18% per PSE 3 year rate proposal started in 2023.
- b. Property Taxes (some property taxes are tax exempt as they relate to property for the Water System – update to include land for Well 5 as exempt) ~~no change~~
- c. Postage ~~5% increase~~
- d. Fuel ~~increase - No change. 2024B: Estimated gallon of fuel usage based on 2019 year, a non-covid year - 3,220 gallons @ \$5.65/ gallon~~
- e. Insurance (non-medical) ~~12% increase based on insurance broker estimate~~
- f. Employer provided medical insurance ~~10% increase based on insurance broker estimate~~

4-5. Salaries & Wages

- a. Staff members - cost of living
- b. Employer payroll taxes ~~requires HR input 5% increase to WA L&I & SE taxes.~~
- c. Staffing Levels ~~Decrease of 2.0 FTE~~
 - i. In Summary:
 - 1. ~~No In-House Capital Projects in 2024 (see Maintenance below)~~
 - 1-2. Increase by Executive Secretary, ~~otherwise no changes to staffing levels.~~
 - 2-3. Salary reviews for all staffing levels, especially Maintenance.
 - 3-4. For those employees at market rate, assume COLA increase.
 - ii. Staff:
 - 1. ~~General Manager 1.0 FTE~~
 - 2-1. ~~Administration Support 32.55 FTE to 3.0 FTE~~
 - a. ~~General Manager~~
 - a-b. Accounts Payable & Accounts Receivable: x2 Full-Time
 - b-c. Executive Secretary: ~~Move to paid e~~ Employee position (instead of volunteer) for 2024.
 - 3-2. Maintenance & Water System: 6.1 FTE
 - a. ~~Allocation to water based on actual projections~~
 - b. ~~Plus 2 FTE from Reserves (total 8 FTE in Maintenance)~~
 - a. Maintenance salary rates ~~to be reviewed by HR and updated to market for April 2024 raises. Association needs to have to ensure~~ competitive wages to retain qualified and quality employees.



- b. Maintenance overtime for call outs on weekends to fix gates – apx. 0.1 FTE
- 3. RESERVE MAINTENANCE STAFF FOR IN HOUSE CAPITAL PROEJCTS – 0 FTE – REMOVED
- 6-a. Removed 1) Unable to attract qualified employees in Maintenance. Thus, while capital work has been completed the 1st 9 months of 2023, Maintenance work on the Association has suffered. 2) Refocus on Association Maintenance work. If the assets are not maintained properly, they will fail sooner than expected in the Reserve Study.
- 4. Pool: 2024 Pool to be open, staff accordingly – 1.1 FTE
 - a. Budgeted to be open 92 days in 2024 & includes possibility of year end bonus. Memorial Day open & weekends until school is out. Then daily until Labor Day weekend. Longer hours on holidays & some Fridays. Staffing based on number of hours needed.
- 5. Compliance: 2023 & 2024: completed by Administration staff
- 6. Overtime for call outs on weekends to fix gates – apx. 0.25 FTE

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5-6 Administration General Operations:

- a. Elections
 - i. Outsource printer Postage & Printing – No change from 2023 outside of market changes 5% increase
 - ii. Town Hall Rental – Assume that 2024 Town Hall will be able to be in-person
 - iii. Online Voting – None for 2024
 - 1. Explore Online Voting 2025 – may be too complicated? Verify owners?
- b. Board support – \$1,250, no change from 2023
 - i. Includes \$250 annually for new member orientations
- c. Professional Services- Contact vendors for estimates of 2024 costs
 - i. Auditing– DNM & Associates
 - ii. Tax – cost of pursuing 501(c)(4)
 - iii. Accounting Manager Contract –Spidle Office Solutions
 - iv. Legal expense-
 - 1. General – 2022: \$35,000 / 2023: \$35,000
 - iv-2. Liens/ Foreclosure Actions - \$22,000 from prior year operations collections
 - v. HR Support – Tiffany Nicolow (decreased based on need)
 - vi. IT Services – PC Technologies (5% increase)
- d. Dues & Subscriptions – COLA, 3.6%
 - i. Adobe PDF editor
 - ii. Office 365
 - iii. QuickBooks Online Advanced
 - iv. QuickBooks Online Payroll

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- v. Amazon Business subscription
- vi. Zoom Administration (100 participants) & Zoom Board (300 participants)
- vii. Go Daddy web hosting
- viii. Pool software

~~ix.~~ Water Meter Reading Software

~~ix.~~

~~x.~~ Mail Chimp & Canva ~~—upgrade?~~

~~x.~~

e. Supplies - COLA

6-7. Maintenance Operations – Review all maintenance costs with GM & Maintenance Lead.

Overall, Repairs & Maintenance estimated expense are in line with 2023. Costs increased by COLA, to ensure estimated 2024 workload is covered for materials costs. Some notes below:

- a. Tree/Debris – COLA - No change from 2024 \$25,900 / 2023 budget of \$25,000
- b. Snow Removal – COLA – 3% cost increase from 2023 budget of \$6,360 2024 \$6,589 / 2023 \$6,360
- c. OSHA Training costs - COLA
- d. Outside Mechanic – Consider increasing cost by Increased by \$4k – \$5k, based on needs of Association to \$15,088. 2023 is \$10,600.
- e. Maintenance Equipment Rental – COLA 2023: \$3,300
- f. Buildings/Grounds/Sprinkler/Supplies/ PPE/ Repairs & Maintenance etc. - COLA
 - ~~i.~~ Gravel 200 yards of parking lots ~~– 2023: \$9,150~~
 - ~~ii.~~ Brooms for sweeper \$2,500 – 2024?
 - ~~ii.~~ Road striping – same scope as 2023. ~~2023 budget \$10,980~~
- g. Restrooms – COLA
 - i. 3 Open Year Round
 - ii. Balance Open Seasonally
 - ~~iii.~~ Soap – handpumps

h. Supplies – COLA & reduction in custodial supplies as extra COVID supplies are not needed. 2024 Budget Custodial Supplies: \$5,000. / 2023 Budget: \$6,360

8. Pool Operations

- a. Pool software – COLA
- b. Overall reduction in budgeted pool expenditures due to reduction in staffing expense. The 2023 Budget included 0.5 FTE to run the pool software (implemented in 2023). However, in practice, this additional staff member is not necessary and has been removed from the 2024 Proposed Budget.
- c. Additional cost added for propane usage & repairs and maintenance as projected in 2024.
- ~~iii.~~ d. Reduced custodial supplies based on a non-COVID year in 2024.

7-9. Compliance/ Security Operations

- a. Deputy Sherriff Stipend – 2023 budget increased by board to \$20,000. – 2023 Budget was voted on with a \$10,000 budget and increased by \$10k in 2023 by Board vote with funds from prior year collections.
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- ii. 2024: \$60,000 – Part time Sherriff
- ~~a. 2023 Budget was voted on with a \$40,000 budget and increased by \$10k in 2023 by Board vote with funds from prior year collections.~~
- iii. 2024: ~\$80k to \$100k – Hire a dedicated police officer for CCA. 2025: Continue to work with Sherriff’s department with goal of having a dedicated Sherriff for CCA.
- ~~iv. \$5k increase for new Security System Camera maintenance contract. New cameras being purchased in 2023.~~

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8.10. Other/ Misc. General Operations

- ~~a. Community MAC & CPC – no change. Total \$9,480. Community Support CPC – \$500~~
- ~~b. MAC – \$5,800~~
- ~~c. Fishing Derby – \$3,180~~
- ~~a.~~
- ~~d. Lake Treatment – 2024 budget will not include Horseshoe Lake treatment. 2023 Budget \$15,230 (2023 cost includes \$4k for the treatment of Horseshoe) – 5% increase.~~
- ~~e. Vandalism~~

11. Water Operations Expenses

- a. Based on 2023 Water Rate Study by Northwest Water Systems with the following changes in expenses:
 - i. Increased business insurance expenses based on vendor input.
 - 9-ii. Increased allocation of payroll time from Maint to Water department based on CCA training a second person on the water system for continuity in the organization.
- ~~a. Secondary support for water system management – contact vendor for changes in cost~~
- ~~b. Water Operator Certifications annual costs~~
- ~~c. “Call Fire” fees – Phone tree service for fire/water emergencies to entire membership~~
- ~~d. Cost of all current water operations contracts~~
- ~~e. Chemical budget for online in 2023 with Well 5 for all 4 quarters – to be reviewed with 2023 Water Rate Study~~

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10.12. Allocated Expenses – General Operations to Water Operations

- a. The allocation between operations and water operations will be supported based on actual expenses and actual shared office admin expenses (such as postage, printing & copying, IT, telephone, power, etc.). These expenses are split 50/50.

11.13. Operations Contingency

- a. Fraud Investigation Legal Expense – Board



- b. Liens/ Foreclosure Actions - \$22,000 from prior year operations collections – THIS \$22,00 IS NOT INCLUDED IN THE GENERAL OR WATER SYSTEM OPERATIONS BUDGET, BUT IS EXPECTED TO BE SPENT FROM PRIOR YEAR COLLECTIONS IN 2024.**
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Capital Budget Assumptions

- 1.C Capital Assessments – COLA for 2024 (minimum of 3%)– 3% increase
- 2. General & Water Reserves budget based on Reserve Study
- 3. NO in-house reserve projects (see Maintenance Salary explanation above)
- a. Also assumes IHR for 2023 wraps up in September 2023.
- 2. Top priority funding for Reserve Year 1 Goals as ranked by Board during 2023 Strategic Planning

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Ranked 1-Year Reserve Goals

As ranked by the Board of Directors at the 06.21.2023 Strategic Planning II meeting.

Goal	Final Ranking	Notes
Roads & Water 10-Year Plan	A	Stay the course.
New Admin Office & Septic Design	A	\$50k included in 2023 Reserve Budget for Design. Board approved design scope at 06/24/2023 Board meeting.
New Admin Septic Construction	A	
Design & Construction of a Skate Park	A	Need scope from Board. May be insurance restrictions. City of Yelm paid \$409,300 for an 8,300 square foot park, which is consistent with apex. \$45/ sq ft estimate. Using those two numbers, a tennis court sized park, which is 2,800 sq ft, would be \$100k - \$150k.
Rampart Design/ Construction & HiLo Sports Court Assessment	A	
Rebuild Parking at Sunset wood lot	B	
Reconfigure Parking at Pool & consider moving a playground	D	
Playground Improvements - Pool	E-F	Low priority for In-House capital.
Rebuild Parking at Windy	F	
Wayfinding Signage	F	
"Vandalism Proof" Asset replacement	YES!	Stay the course with replacement of assets, as needed, with "vandalism proof" assets for asset including but not limited to: picnic tables, sinks, toilets, urinals, & garbage cans.

With these in hand, we are positioned to make intelligent and informed decisions.

- 4.
- 3. Year 2 of 2 for the In-House Capital Reserve Project Staff Skate Park?
- 5.

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Cash Projection - All OPERATIONS CASH

Clearwood Community Association
Cash Projection - All OPERATIONS CASH
 8/23/2023

		2023		2023	2024		2024	2024
		General Ops	Water System Ops	TOTAL	General Ops	Water System Ops	TOTAL	
7/31/2023	Cash Balance Forward- All Operations (2023 as of 7/31/2023)			2,027,393			2,097,301	
7/31/2023	Net Income - 07/31/2023	475,317	(44,973)	430,344			0	
	2024 Projected Budget Net Income			0	0	0	0	
	2023 Projection 5 months	(409,499)	131,113	(278,386)			0	
	Insurance Payment 6/1- ANNUAL CASH PAYMENT (CASH OUT)			0			115,460	
	Add back Insurance Projection (non-cash)	21,475	21,475	42,950			(42,954)	
	Roads & Water Project (approved 08/18/2023)			(60,000)			0	
	Vacuum Truck or Vaccum Trailer			(65,000)			0	
Projected Expenditures from Excess Operations Funds								
	Estimated Potential tax liability, late fee, & interest IRS- ONLY IF 501(c)(4) application is denied - \$165k						0	
	Legal Expenditures - foreclosure						(22,000)	
	Skate Park (fund with prior year collections & Future Reserves)						unknown	
	New Administration Building - Design Cost Estimate in progress						unknown	
	Ending Cash Projection after allocated projects - at 12/31			2,097,301			2,147,807	
	Cash Savings Ops- apx. 1 quarter ops expenses			(500,000)			(500,000)	
	Emergency Ops Contingency			(100,000)			(100,000)	
	Ending Cash Projection after savings			\$ 1,497,301			\$ 1,547,807	

2024 Proposed General & Water System Operations Budget Summary

Clearwood Community Association											
2024 Proposed Budget											
	PROPOSED	PROPOSED	PROPOSED		BUDGET	BUDGET					
	2024	2024	2024		2023	2023		VARIANCE	VARIANCE	VARIANCE	VARIANCE
	General	Water System	Other		General	Water		General	Water	General	Water System
	Operations	Operations	Projected		Operations	System		Operations	System	Operations	Operations
			Expenditures			Operations					
CCA Revenues											
HOA Operations Dues/Assessments	952,568	-	-		\$ 914,113	\$ -		\$ 38,455	\$ -	4.2%	0.0%
Water Consumption & Base Rate Income	-	416,942	-		-	174,765		-	242,177	0.0%	138.6%
Water Service Fee Income	-	-	-		-	181,714		-	(181,714)	0.0%	-100.0%
Fines & Fees (Liens/ Renters/ Transfer)	81,973	-	-		62,750	-		19,223	-	30.6%	0.0%
Credit Card Income	17,200	-	-		17,000	-		200	-	1.2%	0.0%
Other Income	27,300	-	-		18,600	-		8,700	-	46.8%	0.0%
Allocated Water Income	-	-	-		(74,571)	74,571		74,571	(74,571)	-100.0%	-100.0%
Cash from Assessments collected in 2024, but billed in prior years	-	-	22,000								
Total CCA Revenues	1,079,041	416,942	22,000		\$ 937,892	\$ 431,050		\$ 141,149	\$ (14,108)	15.0%	-3.3%
CCA Expenditures											
TOTAL Administration Expenses	38,446	7,344	-		\$ 40,126	\$ 8,610		\$ (1,680)	\$ (1,266)	-4.2%	-14.7%
TOTAL Other Professional Fees	47,455	-	22,000		46,862	-		593	-	1.3%	0.0%
TOTAL Deputy Sheriff Stipend	60,000	-	-		20,000	-		40,000	-	200.0%	0.0%
TOTAL Credit Card & Bank Fees	18,200	-	-		18,000	-		200	-	1.1%	0.0%
TOTAL Utilities Expense	56,051	14,868	-		48,273	29,912		7,778	(15,044)	16.1%	-50.3%
TOTAL Business Insurance Expense	55,153	55,153	-		47,358	47,358		7,795	7,795	16.5%	16.5%
TOTAL Supplies	45,042	1,721	-		45,358	1,251		(316)	470	-0.7%	37.6%
TOTAL Chemical Supplies	5,729	33,832	-		3,710	54,229		2,019	(20,397)	54.4%	-37.6%
TOTAL Payroll Expense	695,498	59,531	-		593,724	53,665		101,774	5,866	17.1%	10.9%
TOTAL Repairs, Maintenance, & Grounds	134,709	10,406	-		132,242	8,328		2,467	2,078	1.9%	25.0%
TOTAL Community Support	9,480	-	-		9,480	-		-	-	0.0%	0.0%
TOTAL Business Taxes	6,702	6,445	-		12,907	24,293		(6,205)	(17,848)	-48.1%	-73.5%
TOTAL Regulatory Compliance	23,000	17,453	-		25,100	25,323		(2,100)	(7,870)	-8.4%	-31.1%
TOTAL CCRs & Mandates	61,125	32,640	-		52,422	30,411		8,703	2,229	16.6%	7.3%
TOTAL Allocated Expenses	(177,549)	177,549	-		(147,670)	147,670		(29,879)	29,879	20.2%	20.2%
TOTAL CCA Expenditures	1,079,041	416,942	22,000		\$ 947,892	\$ 431,050		\$ 131,149	\$ (14,108)	13.8%	-3.3%
Net CCA Operating Income	-	-	-		\$ (10,000)	\$ -		\$ 10,000	\$ -	-100.0%	0.0%

2024 Proposed Reserve Budget Summary

Clearwood Community Association Proposed 2024 Consolidated Budget

	Proposed 2024 Budget	Fully Funded+	Percent Funded
<u>General Reserves & Impact Fees Funds</u>			
Forecasted Beginning Cash Balance ⁺	\$ 887,095	\$ 8,730,945 ⁺⁺	10%
Dues Income	969,096		
Impact Fee Income	12,000		
Capital Asset Sale	-		
Anticipated Investment Income	-		
Anticipated Expenditures	(1,452,292)		
Forecasted Ending Cash Balance	<u>\$ 415,899</u>	\$ 9,242,612 ⁺	4%
<u>Water System Reserves Fund</u>			
Forecasted Beginning Cash Balance ⁺	\$ 535,889	\$ 5,902,261 ⁺⁺	9%
Dues Income	652,351		
Anticipated Investment Income	-		
Anticipated Expenditures	(972,593)		
Forecasted Ending Cash Balance	<u>\$ 215,647</u>	\$ 5,734,823 ⁺	4%
<u>Future Reserves Fund</u>			
Forecasted Beginning Cash Balance ⁺⁺	\$ 65,236	<i>not applicable, Futures is for new asset purchases & reserve studies only include current assets</i>	
Dues Income	22,114		
Anticipated Investment Income	-		
Anticipated Expenditures	-		
Forecasted Ending Cash Balance	<u>\$ 87,350</u>		

⁺2024 Level III "Financial Update with No Visual Site Visit" Reserve Study

⁺⁺2023 Level III "Financial Update with No Visual Site Visit" Reserve Study

8/23/2023

2023 RESERVES PLANNING

PROJECTED

Reserve Fund Anticipated Cash In	2024
Beginning Cash Balance- 8/22/2023	
General Reserve Cash	470,962
Future Reserves Cash	65,236
Impact Fees Cash	416,133
Water Reserves Cash	535,889
Assessment Inc- General	\$ 969,096
Assessment Inc- Future	\$ 22,114
Assessment Inc- Water	\$ 652,351
Impact Fees Collection - Projected	\$ 12,000
Prior Year's COLA's	
Estimated Interest Income	
COLA 2025 and after	
Total Cash Available In Reserves	\$3,143,781

Assumes IHR completes in September 2023

FUND	Component	2024
WATER	Project 2B: Construction - Service Lines, Meter, Culvert and	\$ 790,115
GENERAL	Asphalt Roads Project 2B: Construction	\$ 1,185,172
WATER	Project 4A: Design - Service Lines, Meter and Roadway Re	\$ 62,600
GENERAL	Asphalt Roads Project 4A: Design	\$ 114,000
SUBTOTAL - ROADS/ WATER PLAN		\$ 2,151,887
GENERAL	Maintenance Eqpt, Truck, Mazda, 2006	\$ 30,700
GENERAL	ADD: Owners Representative	\$ 52,000
GENERAL	ADD: Parking Lots: Pool/ Sunset	\$ 15,000
GENERAL	Pool, Cover, Winter Safety: Replace	\$ 20,500
GENERAL	Office, Septic System, Office	\$ 21,000
SUBTOTAL - OTHER GENERAL RESERVES		\$ 139,200
WATER	Caustic Systems: Repair/Replace	\$ 28,200
WATER	Reservoir Cathodic Protection Tank #2	\$ 25,000
WATER	Sanitary Survey	\$ 7,280
WATER	Storage Reservoirs - Dive Inspection	\$ 8,500
WATER	NEW ADD: Generator, Backup at Resorvoir Tanks	\$ 40,000
SUBTOTAL - OTHER WATER RESERVES		\$ 108,980

Project 2: N Clear Lake BLVD SE, Rampart II and Autumnwood CT SE

EXPENSES	\$ 2,400,067	
GENERAL	Contingency- General Reserves (10%)	\$ 13,920
WATER	Contingency- Water Reserves (10%)	\$ 10,898
Total Expenses		\$ 2,424,885
Expected Residual at Year-end:(Revenues - E		\$718,896

IHR = In-House Reserve Projects (Reserve Project work performed by employees)

FUND	Component	2024
	Roads & Water Allocation	
WATER	Assume 33% Water based on original estimates	Links to project above
GENERAL	Assume 67% General based on original estimates	Links to project above

General Reserve & Impact Fee Fund Projected Cash & Future		
		2024
PROJECTED	General Reserves Beginning Cash + Impact + Future	952,331
	Impact Fees	\$ 12,000
	Interest	\$ -
	General & Futures Reserve Assessments	991,210
	COLA	
	PRIOR YEAR COLA	
GENERAL	Expenses - General Reserves	(1,452,292)
	General Reserves Ending Cash PROJECTED	\$ 503,249

Water Reserves Projected Cash		
		2024
PROJECTED	Water Reserves Beginning Cash	535,889
	Water Reserves Assessments	652,351
	COLA	
	PRIOR YEAR COLA	
WATER	Expenses - Water Reserves	(972,593)
	Water Reserves Ending Cash PROJECTED	\$ 215,647

TOAL RESERVE FUNDS		
		2024
	Beginning Cash	1,488,220
	CASH IN	1,655,561
	CASH OUT	(2,424,885)
	ENDING CASH PROJECTED	\$ 718,896

Employee Full Time Equivalent (FTE) Comparison

Employee Count Based on 2080 Hours in a Year

Department	2019 FTE	2020 FTE	2021 FTE	2022 FTE	2023 Budget	2024 Proposed Budget	2023 to 2024 Change
Administration							
Security/ Compliance	1.8	2.4	3.1	3.0	3.0	3.5	0.5
Maintenance/ Water System							
ACC	4.1	4.6	5.2	5.8	6.1	6.1	0.0
Pool	1.5	0.1	0.04	1.0	1.6	1.1	(0.5)
SUB-TOTAL FTEs Operations	7.4	7.1	8.4	9.8	10.7	10.7	-
Total FTEs Reserves			0.4	0.5	2.0	0.0	(2.0)
GRAND TOTAL FTE'S	7.4	7.1	8.8	10.3	12.7	10.7	(2.0)

NOTES

1. Security/ Compliance performed by Admin staff instead of separate personelle starting in 2022.
2. ACC performed by staff starting in 2022, prior to that it was a volunteer position lacking continuity.
3. Pool was open in 2019 and closed in 2020 & 2021. Pool open 2022 forward.
4. No In-House Reserves Projects

Clearwood Community Association

Budget Overview: Proposed 2024 Budget as of 2023 0823 - FY24 P&L Classes

January - December 2024

	OPERATIONS	ADMINISTRATION	MAINTENANCE	OTHER/MISC	POOL	SECURITY	TOTAL OPERATIONS	OPERATIONS CONTINGENCY	WATER SYSTEM	TOTAL
Income										
40000 ASSESSMENT INCOME										\$0
40023 OPERATIONS ASSMT 2023	1,035,400						1,035,400			\$1,035,400
40020.1 UNCOLL OPS ASSMT 2023	-82,832						-82,832			\$ -82,832
Total 40023 OPERATIONS ASSMT 2023	952,568						952,568			\$952,568
PRIOR YEAR ASSESSMENT INCOME								22,000		\$22,000
Total 40000 ASSESSMENT INCOME	952,568						952,568	22,000		\$974,568
41001 CREDIT CARD INCOME	17,200						17,200			\$17,200
41003 FEES										\$0
41003.2 LIENS	9,044						9,044			\$9,044
41003.3 RENTERS FEES	23,000						23,000			\$23,000
41003.4 TRANSFER FEES	33,000						33,000			\$33,000
41003.5 OTHER FEES	1,500						1,500			\$1,500
Total 41003 FEES	66,544						66,544			\$66,544
41004 FINES	15,429						15,429			\$15,429
41006 GATE CARD INCOME	12,000						12,000			\$12,000
41007 MAILBOX INCOME	2,500						2,500			\$2,500
41009 INTEREST INCOME	7,200						7,200			\$7,200
41103 ACC INCOME	5,600						5,600			\$5,600
45001 WATER CONSUMPTION RATE									453,821	\$453,821
45001.1 UNCOLL WATER CONSUMP RATE									-36,879	\$ -36,879
Total 45001 WATER CONSUMPTION RATE									416,942	\$416,942
Total Income	\$1,079,041	\$0	\$0	\$0	\$0	\$0	\$1,079,041	\$22,000	\$416,942	\$1,517,983
GROSS PROFIT	\$1,079,041	\$0	\$0	\$0	\$0	\$0	\$1,079,041	\$22,000	\$416,942	\$1,517,983
Expenses										
60007 ADMINISTRATION EXPENSES										\$0
61007 BOARD EXPENSE		1,250					1,250			\$1,250
61012 CONTINGENCY/MISCELLANEOUS		0					0			\$0
61012.1 GM CONTINGENCY		5,300					5,300			\$5,300
61015 DUES AND SUBSCRIPTIONS		13,881			1,352		15,233		750	\$15,983
61040 PRINTING & COPYING		2,866			285		3,151		2,069	\$5,220
61045 POSTAGE		4,852					4,852		3,525	\$8,377
61066 TRAINING EXPENSE			500		500		1,000		1,000	\$2,000
65016 LEASE/RENT EXPENSE		4,940		2,720			7,660			\$7,660
Total 60007 ADMINISTRATION EXPENSES		33,089	500	2,720	2,137		38,446		7,344	\$45,790
61000 PROFESSIONAL SERVICES										\$0
61000.3 LEGAL EXPENSE		35,000					35,000		22,000	\$57,000
61011 COMPUTER SUPPORT SERVICES		12,455					12,455			\$12,455
63010 DEPUTY SHERIFF STIPEND						60,000	60,000			\$60,000
Total 61000 PROFESSIONAL SERVICES		47,455				60,000	107,455	22,000		\$129,455
61006 BANK FEES		1,000					1,000			\$1,000
61004 CREDIT CARD FEE EXPENSE		17,200					17,200			\$17,200
Total 61006 BANK FEES		18,200					18,200			\$18,200
61020 UTILITIES EXPENSE										\$0
61020.1 ELECTRICITY EXPENSE		2,503	5,128		7,194	895	15,720		14,868	\$30,588

Clearwood Community Association

Budget Overview: Proposed 2024 Budget as of 2023 0823 - FY24 P&L Classes

January - December 2024

	OPERATIONS	ADMINISTRATION	MAINTENANCE	OTHER/MISC	POOL	SECURITY	TOTAL OPERATIONS	OPERATIONS CONTINGENCY	WATER SYSTEM	TOTAL
61020.2 TELEPHONE/INTERNET EXPENSE		13,602	1,032		516	2,496	17,646			\$17,646
61020.4 PROPANE EXPENSE			4,571		17,033		21,604			\$21,604
61020.5 REFUSE EXPENSE			1,081				1,081			\$1,081
Total 61020 UTILITIES EXPENSE		16,105	11,812		24,743	3,391	56,051		14,868	\$70,919
61031 BUSINESS INSURANCE EXPENSE		55,153					55,153		55,153	\$110,306
61050 SUPPLIES										\$0
61050.1 OFFICE SUPPLIES		6,587					6,587			\$6,587
61050.2 CUSTODIAL SUPPLIES			5,000		500		5,500			\$5,500
61050.3 SAFETY GEAR & CLOTHING		400	4,560		3,302		8,262	721		\$8,983
61050.4 CHEMICAL SUPPLIES					5,729		5,729	33,832		\$39,561
62015 FUEL EXPENSE			18,193				18,193			\$18,193
62046 SMALL TOOLS & EQUIPMENT			5,300		1,200		6,500		1,000	\$7,500
Total 61050 SUPPLIES		6,987	33,053		10,731		50,771		35,553	\$86,324
61055 PAYROLL EXPENSE		228,626			46,572		275,198		45,171	\$320,369
61025 EMPLOYEE BENEFITS		7,482	299,964		0		307,446		7,975	\$315,421
61056 PAYROLL TAXES		24,909	38,330		6,391		69,630		6,385	\$76,015
61058 SIMPLE 401(K)			43,224				43,224			\$43,224
Total 61055 PAYROLL EXPENSE		261,017	381,518		52,963		695,498		59,531	\$755,029
61090 ALLOCATED EXPENSES		-177,549					-177,549		177,549	\$0
62020 REPAIRS, MAINTENANCE, & GROUNDS										\$0
50001 COST OF SALES MAILBOXES			2,590				2,590			\$2,590
61021.2 SNOW REMOVAL			6,589				6,589			\$6,589
61021.3 MAINT EQUIPMENT RENTAL			3,419				3,419			\$3,419
62020.1 GROUNDS EXPENSE			9,098	5,000			14,098	7,443		\$21,541
62020.2 TREE/DEBRIS REMOVAL			25,900				25,900			\$25,900
62020.3 WATER SYSTEM								2,963		\$2,963
62020.4 ROAD EXPENSES			10,225				10,225			\$10,225
62020.5 GATE EXPENSES						4,267	4,267			\$4,267
62020.6 STRUCTURAL			6,632		1,500		8,132			\$8,132
62020.7 EQUIPMENT			8,288		1,500		9,788			\$9,788
62020.8 LAKES				11,235			11,235			\$11,235
62020.9 VANDALISM				5,000			5,000			\$5,000
62021 OUTSIDE MECHANIC			15,088				15,088			\$15,088
62022 SAND & GRAVEL			9,479				9,479			\$9,479
62024 SEPTIC MAINTENANCE			8,899				8,899			\$8,899
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS			106,207	21,235	3,000	4,267	134,709		10,406	\$145,115
65020 COMMUNITY SUPPORT										\$0
65020.2 FISHING DERBY				3,180			3,180			\$3,180
65020.4 MAC MEMBER ACTIVITIES COMMITTEE				5,500			5,500			\$5,500
65020.5 MAC MILEAGE REIMBURSEMENT				300			300			\$300
65025 CPC				500			500			\$500
Total 65020 COMMUNITY SUPPORT				9,480			9,480			\$9,480
66040 BUSINESS TAXES		3,000					3,000		4,331	\$7,331
61057 PROPERTY TAX		1,878					1,878			\$1,878
62026 LICENSES AND FEES		189	1,200		435		1,824		2,114	\$3,938
Total 66040 BUSINESS TAXES		5,067	1,200		435		6,702		6,445	\$13,147

Clearwood Community Association

Budget Overview: Proposed 2024 Budget as of 2023 0823 - FY24 P&L Classes

January - December 2024

	OPERATIONS	ADMINISTRATION	MAINTENANCE	OTHER/MISC	POOL	SECURITY	TOTAL OPERATIONS	OPERATIONS CONTINGENCY	WATER SYSTEM	TOTAL
66050 REGULATORY COMPLIANCE										\$0
61000.1 AUDIT & TAX PREP EXPENSE		15,000					15,000			\$15,000
61000.5 HR EXPENSE		8,000					8,000			\$8,000
61000.9 WATER MANAGEMENT									17,453	\$17,453
Total 66050 REGULATORY COMPLIANCE		23,000					23,000		17,453	\$40,453
66060 CCRs & MANDATES										\$0
50000 COST OF SALES GATE CARDS						5,831	5,831			\$5,831
61000.2 ACCOUNTING EXPENSE (CPA)		32,634					32,634		32,640	\$65,274
63020 SECURITY SYSTEM						14,149	14,149			\$14,149
65020.1 COMMUNITY MEETING EXPENSE		8,511					8,511			\$8,511
Total 66060 CCRs & MANDATES		41,145				19,980	61,125		32,640	\$93,765
Total Expenses	\$0	\$329,669	\$534,290	\$33,435	\$94,009	\$87,638	\$1,079,041	\$22,000	\$416,942	\$1,517,983
NET OPERATING INCOME	\$1,079,041	\$ -329,669	\$ -534,290	\$ -33,435	\$ -94,009	\$ -87,638	\$0	\$0	\$0	\$0
NET INCOME	\$1,079,041	\$ -329,669	\$ -534,290	\$ -33,435	\$ -94,009	\$ -87,638	\$0	\$0	\$0	\$0

	UPDATED 6/12/23	UPDATED 6/12/23	UPDATED 6/12/23	COLA UPDATED 8/17/2023	3.6%	PROJECTION MONTHS ACTUAL MONTHS	5 7	-				2024 Budget More (Less) than 2023 BUDGET					2024 NOTES	
General & Water Operations	Jan - Dec 2020	Jan - Dec 2021	Jan-Dec2022	2023 Budget	JAN-JUL '23	Update manually Projection	7A + 5P as of 8/18/2023 2023 Projection	2023 Projection Variance w/ Budget Difference	water rate study 2024 Budget	\$	%							
Operations Assessment Income																		
40023 OPERATIONS ASSMT	762,702	917,301	985,360	1,015,681	1,015,357	0	1,015,357	(324)				19,719	1.9%				\$1.12 Increase	
40020.1 UNCOLL OPS ASSMT	(60,122)	(35,181)	(33,436)	(101,568)	(182,464)	80,896	(101,568)	0				18,736	-18.4%				Change from 90% Collections to 92% Collections.	
Total 40022 OPERATIONS ASSMT 2022	702,580	882,120	951,924	914,113	832,893	80,896	913,789	(324)				38,455	4.2%					
41920 OPERATIONS SA 2020	215,445	0	0	0	0	0	0	0				0	0.0%				2024: no special assessment	
41920.1 UNCOLL OPS SA 2020	(12,456)	0	0	0	0	0	0	0				0	0.0%					
Total 41920 OPERATIONS SA 2020	202,989	0	0	0	0	0	0	0				0	0.0%					
Subtotal OPS ASSESSMENT INCOME	905,569	882,120	951,924	914,113	832,893	80,896	913,789	(324)				38,455	4.2%					
										0								
Other Operations Income												0						
41001 CREDIT CARD INCOME	4,925	13,166	19,420	17,000	14,002	4,760	18,762	1,762				200	1.2%				small increase based on historical trend. See 61004 CC fees offset.	
41001.1 UNCOLL CC INCOME	(114)	34	65	0	(12)	(9)	(21)	(21)				0	0.0%					
Total 41001 CREDIT CARD INCOME	4,812	13,199	19,485	17,000	13,990	4,751	18,741	1,741				200	1.2%				Offset by CC expense	
41002 FINANCE CHARGES INCOME	1,352	0	0	0	0	0	0	0				0	0.0%				NA	
41002.1 UNCOLL FIN CHARGES	2,415	1,005	309	0	27	0	27	27				0	0.0%				NA	
Total 41002 FINANCE CHARGES INCOME	3,767	1,005	309	0	27	0	27	27				0	0.0%				n/a	
41003.1 UNCOLL FEES/LIENS/TRANS/RENTERS	328	(5,096)	2,479	0	(3,696)	0	(3,696)	(3,696)				0	0.0%					
41003.2 LIENS	1,500	11,475	7,350	2,500	6,800	417	7,217	4,717				6,544	261.8%				increase based on new office policies to follow collections procedure for every lot as there is staff to do so. Move from \$375 /lien to \$500/lien to offset actual legal cost of \$450 for each lien-fee is each time a lien is placed or removed.	
41003.3 RENTERS FEES	14,500	13,200	12,950	19,500	27,750	0	27,750	8,250				3,500	17.9%				2024P: 92 renters @ \$250 each	
41003.4 TRANSFER FEES	46,450	55,500	46,250	31,750	24,750	12,750	37,500	5,750				1,250	3.9%				Transfer fees \$250 each to transfer title of property internally. Based on market. Increased budget based on 2023 Projection. Low Average \$2750/ month Jan 2021 to June 2023.	
41003.5 OTHER FEES	853	4,715	5,646	1,000	1,483	0	1,483	483				500	50.0%				Small increase over 2023	
Total 41003 FEES/LIENS/TRANSFERS/RENTERS	63,631	79,794	74,675	54,750	57,087	13,167	70,253	15,503				11,794	21.5%				Increased based on actual # of renters & historical transfer fee collection.	
41004 FINES	5,455	64,974	832,292	8,000	273,920	0	273,920	265,920				7,429	92.9%				increase based on new office policies to follow collections procedure for every lot as there is staff to do so.	
41004.1 UNCOLL FINES	2,806	(42,227)	(765,219)	0	(247,837)	0	(247,837)	(247,837)				0	0.0%					
Total 41004 FINES	8,261	22,747	67,073	8,000	26,083	0	26,083	18,083				7,429	92.9%				increase based on historical trends & procedures expected to continue in 2024.	
41006 GATE CARD INCOME	9,210	13,760	14,360	8,000	7,800	5,071	12,871	4,871				4,000	50.0%				Increased- avg last 3 years plus projection	
41006.1 UNCOLL GATE CARD INCOME	45	175	(9)	0	(39)	(28)	(67)	(67)				0	0.0%					
Total 41006 GATE CARD INCOME	9,255	13,935	14,351	8,000	7,761	5,044	12,805	4,805				4,000	50.0%				increase based on historical trends & procedures expected to continue in 2024.	
41007 MAILBOX INCOME	2,485	3,150	3,375	2,500	1,350	964	2,314	(186)				0	0.0%				no change	
41007.1 UNCOLL MAILBOX INCOME	(105)	175	0	0	(45)	(32)	(77)	(77)				0	0.0%					
Total 41007 MAILBOX INCOME	2,380	3,325	3,375	2,500	1,305	932	2,237	(263)				0	0.0%				n/a	
41008 MISC/WOOD INCOME	4,780	3,950	650	1,500	0	0	0	(1,500)				(1,500)	-100.0%				Assume no wood lot in 2024- wood lot will become a parking lot.	
41008.1 UNCOLL MISC/WOOD INCOME	(15)	150	61	0	0	0	0	0				0	0.0%					
Total 41008 MISC/WOOD INCOME	4,765	4,100	711	1,500	0	0	0	(1,500)				(1,500)	-100.0%				no wood income in 2024- wood lot to become parking lot	
41009 INTEREST INCOME	423	1,258	2,712	1,000	6,061	3,000	9,061	8,061				6,200	620.0%				Estimated at \$600/ month. This is the interest on OPERATIONS bank accounts only. Based on increased market interest rates and increased ops cash.	
41103 ACC INCOME	4,675	11,400	7,450	5,600	5,220	2,729	7,949	2,349				0	0.0%				varies, no change.	
41103.1 UNCOLL ACC INCOME	(6)	(1,070)	1,100	0	(41)	(29)	(70)	(70)				0	0.0%					
Total 41103 ACC INCOME	4,669	10,330	8,550	5,600	5,179	2,699	7,879	2,279				0	0.0%				no change	
49010 INSURANCE PROCEEDS		12,586	16,601	0	741	0	741	741				0	0.0%				zero	
49012 FEDERAL INCOME TAX REFUND		0	2,171	0	0	0	0	0				0	0.0%				zero	
49020 ALLOCATED INCOME WATER		0	0	(74,571)	0	(74,571)	(74,571)	0				74,571	-100.0%				Zero. Water Rate study will have the operations of the water system fully funded without the need to allocate income to the water system.	
Subtotal Other Operations Income	101,962	162,279	210,012	23,779	118,234	(44,978)	73,256	49,477				102,694	431.9%					
Total Operations Income	1,007,531	1,044,399	1,161,936	937,892	951,126	35,918	987,045	49,153				141,149	15.0%					
												0						

					COLA	3.6%	PROJECTION MONTHS	5	-					
		UPDATED 6/12/23	UPDATED 6/12/23	UPDATED 6/12/23	UPDATED 8/17/2023		ACTUAL MONTHS	7						
										2023 Projection Variance w/ Budget	water rate study	2024 Budget More (Less) than 2023 BUDGET		
General & Water Operations	Jan - Dec 2020	Jan - Dec 2021	Jan-Dec2022	2023 Budget	JAN-JUL '23	Projection	7A + 5P as of 8/18/2023	2023 Projection	Difference	2024 Budget	\$	%	ated	2024 NOTES
											0			
											0			
											0			
Maintenance Expenses											0			
61066 TRAINING EXPENSE	540	45	0	1,810	0	0	0	1,810		500	(1,310)	-72.4%		Most training recorded in water system.
61070 MILEAGE REIMBURSEMENT		0	52	0	0	0	0	0		-	0	0.0%		
STRAI Total 60007 ADMINISTRATION EXPENSES	540	45	52	1,810	0	0	0	1,810		500	(1,310)	-72.4%		Overall, Reduced based on anticipated need in 2024 being training in Water System.
61020.1 ELECTRICITY EXPENSE	5,405	4,937	4,473	4,875	3,232	2,309	5,541	(666)		5,128	253	5.2%		see utilities tab
61020.2 TELEPHONE/INTERNET EXPENSE	994	994	828	1,056	580	414	994	62		1,032	(24)	-2.3%		see utilities tab, cola
61020.4 PROPANE EXPENSE	1,157	1,460	1,022	1,081	0	1,081	1,081	0		1,081	0	0.0%		Maintenance Tank
61020.5 REFUSE EXPENSE	5,237	4,473	4,598	4,768	2,502	1,787	4,290	478		4,571	(197)	-4.1%		see utilities tab, cola
S EXP Total 61020 UTILITIES EXPENSE	12,793	11,865	10,921	11,780	6,314	5,591	11,905	(125)		11,812	32	0.3%		COLA projection
61050 SUPPLIES	104	0	0	0	0	0	0	0		-	0	0.0%		
61050.2 CUSTODIAL SUPPLIES	2,373	4,144	2,729	6,360	2,714	1,938	4,652	1,708		5,000	(1,360)	-21.4%		reduce- no COVID
61050.3 SAFETY GEAR & CLOTHING	4,153	2,396	3,070	4,560	759	3,801	4,560	0		4,560	0	0.0%		no change
61050.4 CHEMICAL SUPPLIES	70	70	0	0	0	0	0	0		-	0	0.0%		an in maintenance
62015 FUEL EXPENSE	6,560	10,373	15,779	18,193	12,319	5,874	18,193	0		18,193	0	0.0%		No change. 2024B: Estimated gallon of fuel usage based on 2019 year, a non-covid year - 3,220 gallons @ \$5.65/ gallon
62046 SMALL TOOLS & EQUIPMENT	1,450	2,589	6,950	5,300	1,416	3,884	5,300	0		5,300	0	0.0%		No change.
S Total 61050 SUPPLIES	14,711	19,572	28,529	34,413	17,207	15,498	32,705	1,708		33,053	(1,360)	-4.0%		Reduction due to not needing extra supplies due to COVID
61055 PAYROLL EXPENSE	158,836	189,177	231,369	234,953	93,464	105,396	198,860	36,093		299,964	65,011	27.7%		6 FTE Maint. Includes GATE ON CALL.
61025 EMPLOYEE BENEFITS	31,122	33,435	33,109	46,588	14,300	17,154	31,453	15,135		38,330	(8,258)	-17.7%		MARKET SALARY ADJUSTMENT INCLUDED
61056 PAYROLL TAXES	14,413	19,348	30,787	32,182	13,071	18,184	28,225	3,957		43,224	11,042	34.3%		
Total 61055 PAYROLL EXPENSE	204,371	241,960	295,265	313,723	120,835	137,704	258,538	55,185		381,518	67,795	21.6%		More time allocated to Maint vs. Water System based on history. However, total FTE's Budgeted in 2023 v. 2024 is the same. Increase to wages to bring to market.
62020 REPAIRS, MAINTENANCE, & GROUNDS	567	6,228	0	0	0	0	0	0		-	0	0.0%		an
50001 COST OF SALES MAILBOXES	1,296	2,533	2,440	2,500	1,069	1,431	2,500	0		2,590	90	3.6%		COLA
61021.2 SNOW REMOVAL	3,681	8,183	2,418	6,360	0	6,360	6,360	0		6,589	229	3.6%		COLA
61021.3 MAINT EQUIPMENT RENTAL		4,032	2,109	3,300	(135)	3,435	3,300	0		3,419	119	3.6%		COLA
62020.1 GROUNDS EXPENSE	8,697	3,625	6,838	8,782	2,601	6,181	8,782	0		9,098	316	3.6%		COLA
62020.2 TREE/DEBRIS REMOVAL	16,013	23,048	9,896	25,000	9,152	15,848	25,000	0		25,900	900	3.6%		COLA
62020.4 ROAD EXPENSES	3,996	3,791	10,008	10,980	8,860	2,120	10,980	0		10,225	(755)	-6.9%		COLA- REDUCED \$1K BASED ON SCOPE, SEE MAINT TAB
62020.6 STRUCTURAL	2,755	1,390	3,271	6,402	2,909	3,493	6,402	0		6,632	230	3.6%		COLA
62020.7 EQUIPMENT	15,001	15,742	26,853	8,000	4,823	3,177	8,000	0		8,288	288	3.6%		COLA
62021 OUTSIDE MECHANIC		13,092	7,693	10,600	11,230	3,333	14,564	(3,964)		15,088	4,488	42.3%		COLA + \$4K MORE
62022 SAND & GRAVEL		0	5,953	9,150	1,318	7,832	9,150	0		9,479	329	3.6%		COLA
62024 SEPTIC MAINTENANCE		0	579	8,590	0	8,590	8,590	0		8,899	309	3.6%		COLA
S, MAI Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	52,006	81,664	78,059	99,664	41,827	61,801	103,628	(3,964)		106,207	6,543	6.6%		Increase due to expected increases in outside mechanic costs
62026 LICENSES AND FEES	922	913	1,123	1,233	249	985	1,233	0		1,200	(33)	-2.7%		2023B: 8 vehicles. Includes up to \$40 increase per licensed vehicle.
SS TAX Total 60040 BUSINESS TAXES	922	913	1,123	1,233	249	985	1,233	0		1,200	(33)	-2.7%		vehicle licenses
Total Maintenance Expenses	285,343	356,018	413,948	462,623	186,432	221,578	408,009	54,614		534,290	71,667	15.5%		
											0			
											0			
Other/ Misc. Expenses											0			
61012 CONTINGENCY/MISCELLANEOUS		(1,051)	0	0	0	0	0	0		-	0	0.0%		NA
65016 LEASE/RENT EXPENSE	2,036	2,800	3,393	2,795	2,036	684	2,720	75		2,720	(75)	-2.7%		Lakes lease - stable - see lease info. No change for 2024. \$680 / quarter
STRAI Total 60007 ADMINISTRATION EXPENSES	2,036	1,750	3,393	2,795	2,036	684	2,720	75		2,720	(75)	-2.7%		Lake lease
Total 61005 BAD DEBT EXPENSE			1,202	0		0		0		-	0	0.0%		n/a
61080 Accrued Vacation Expense	18,169	10,804	2,729	0	0	0	0	0		-	0	0.0%		
L EXP Total 61055 PAYROLL EXPENSE	18,169	10,804	2,729	0	0	0	0	0		-	0	0.0%		n/a
62020.1 GROUNDS EXPENSE	2,151	4,649	0	8,300	0	5,000	5,000	3,300		5,000	(3,300)	-39.8%		Reduced based on historical trends

	COLA				3.6%		PROJECTION MONTHS		5						2024 Budget More (Less) than 2023 BUDGET	CATED	2024 NOTES
	UPDATED 6/12/23	UPDATED 6/12/23	UPDATED 6/12/23	UPDATED 8/17/2023			ACTUAL MONTHS										
General & Water Operations	Jan - Dec 2020	Jan - Dec 2021	Jan-Dec2022	2023 Budget	JAN-JUL '23	Update manually Projection	7A + 5P as of 8/18/2023	2023 Projection	2023 Projection Variance w/ Budget Difference	water rate study	2024 Budget	\$	%				
62020.8 LAKES	10,710	10,695	11,268	15,230	10,603	0		10,603	4,627		11,235	(3,995)	-26.2%	2024 Budget: No horseshoe lake. Waiting on vendor- anticipated 5% increase over prior 3 year contract.			
62020.9 VANDALISM	1,346	0	21,047	3,710	4,890	0		4,890	(1,180)		5,000	1,290	34.8%	based on current vandalism			
S, MAJ Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	14,207	15,344	32,315	27,240	15,493	5,000		20,493	6,747		21,235	(6,005)	-22.0%	Less R&M required @ lakes in 2024. No Horseshoe Lake Treatment. Increased Annual Lake treatment by 5% (waiting on vendor).			
65020.2 FISHING DERBY	2,594	2,596	3,154	3,180	3,094	86		3,180	0		3,180	0	0.0%	no change			
65020.4 MAC MEMBER ACTIVITIES COMMITTEE	2,509	2,841	5,419	5,500	960	4,540		5,500	0		5,500	0	0.0%	no change			
65020.5 MAC MILEAGE REIMBURSEMENT		135	0	300	0	300		300	0		300	0	0.0%	no change			
65025 CPC		532	0	500	195	305		500	0		500	0	0.0%	no change			
UNITY Total 65020 COMMUNITY SUPPORT	5,103	6,104	8,573	9,480	4,249	5,231		9,480	0		9,480	0	0.0%	no change.			
Total Other/ Misc. Expenses	39,515	34,002	48,213	39,515	21,778	10,915		32,693	6,822		33,435	(6,080)	-15.4%				
Pool Expenses																	
61015 DUES AND SUBSCRIPTIONS		0	0	1,500	1,305	0		1,305	195		1,352	(148)	-9.9%	Annual cost of pool software			
61040 PRINTING & COPYING	0	0	0	0	271	(271)		0	0		285	285	0.0%	Annual paper insert for printed for pool rules, passes, & software. See admin tab. 5% increase			
61066 TRAINING EXPENSE	1,022	0	0	1,272	325	0		325	947		500	(772)	-60.7%	Most training done in-house & budgeted in wages.			
STRAJ Total 60007 ADMINISTRATION EXPENSES	1,022	0	0	2,772	1,901	(271)		1,630	1,142		2,137	(635)	-22.9%	Win \$500 of last year.			
61000.6 GM SUPPORT		1,620	0	0	0	0		0	0		-	0	0.0%				
SIGNJ Total 61000 PROFESSIONAL SERVICES	0	1,620	0	0	0	0		0	0		-	0	0.0%	n/a			
61020.1 ELECTRICITY EXPENSE	3,296	5,212	6,727	6,262	4,198	2,998		7,196	(944)		7,194	942	15.1%	see utilities tab			
61020.2 TELEPHONE/INTERNET EXPENSE	482	483	653	1,538	284	203		487	1,051		516	(1,022)	-66.4%	see utilities tab, cola			
61020.4 PROPANE EXPENSE	538	0	14,132	11,130	9,849	1,281		11,130	0		17,033	5,903	53.0%	see utilities tab, COLA			
S EXP Total 61020 UTILITIES EXPENSE	4,317	5,695	21,512	18,920	14,331	4,482		18,813	107		24,743	5,823	30.8%	utilities			
61050.1 OFFICE SUPPLIES			0	0	1,128	0		1,128	(1,128)		-	0	0.0%	No new computer needed for 2024. office supplies recorded in Admin dept.			
61050.2 CUSTODIAL SUPPLIES		32	1,546	1,590	252	292		543	1,047		500	(1,090)	-68.6%	Based on expected usage. No COVID.			
61050.3 SAFETY GEAR & CLOTHING	812	1,999	1,196	1,802	3,187	0		3,187	(1,385)		3,302	1,500	83.2%	All new gear for all. Expect for 2024. Plus COLA			
61050.4 CHEMICAL SUPPLIES	1,302	4,600	3,115	3,710	5,030	800		5,530	(1,820)		5,729	2,019	54.4%	COLA			
62046 SMALL TOOLS & EQUIPMENT	433	1,253	290	795	1,089	0		1,089	(294)		1,200	405	50.9%				
S Total 61050 SUPPLIES	2,547	7,884	6,147	7,897	10,686	792		11,478	(3,581)		10,731	2,834	35.9%	Includes reduced custodial (no COVID) & new employee safety gear & clothing for all employees in the pool department.			
61055 PAYROLL EXPENSE	5,213	1,497	36,761	64,405	20,862	17,850		38,712	25,693		46,572	(17,833)	-27.7%	Pool projected to be open 92 days in 2024.			
61025 EMPLOYEE BENEFITS	212	133	50	0	168	65		233	(233)		-	0	0.0%				
61056 PAYROLL TAXES	675	349	4,383	8,958	2,256	2,330		4,586	4,372		6,391	(2,567)	-28.7%				
Total 61055 PAYROLL EXPENSE	6,100	1,979	41,193	73,363	23,285	20,246		43,531	29,832		52,963	(20,400)	-27.8%	No additional staff person required to run pool software was needed as budgeted in 2023. Increase in projection based on increase in wages for 2024.			
62020.1 GROUNDS EXPENSE		0	0	250	0	0		0	250		-	(250)	-100.0%				
62020.6 STRUCTURAL	3,351	0	860	1,696	27	0		27	1,669		1,500	(196)	-11.6%	door, hot tub filter, etc.			
62020.7 EQUIPMENT	6,112	3,918	455	1,166	0	0		0	1,166		1,500	334	28.6%	door, hot tub filter, etc.			
S, MAJ Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	9,464	3,918	1,316	3,112	27	0		27	3,085		3,000	(112)	-3.6%	Similar to budget in 2023. Not as much R&M required in 2023 as the pool remodel finished in 2023.			
62026 LICENSES AND FEES	400	28	421	435	435	0		435	0		435	0	0.0%	Pool permit.			
SS TAJ Total 66040 BUSINESS TAXES	400	28	421	435	435	0		435	0		435	0	0.0%	No income from swimming means no business taxes in this department.			
Total Pool Expenses	23,849	21,124	70,589	106,499	50,666	25,248		75,914	30,585		94,009	(12,490)	-11.7%				
Security Expenses																	
63010 DEPUTY SHERIFF STIPEND	1,028	244	0	20,000	8,010	11,990		20,000	0		60,000	40,000	200.0%	2024: Sheriff can not give CCA 1 employee, but can give OT hours. Sheriff interested in hiring a full time person for CCA for the 2025 budget cycle.			
63015 SECURITY GUARDS		349	0	0	0	0		0	0		-	0	0.0%				
SIGNJ Total 61000 PROFESSIONAL SERVICES	1,028	593	0	20,000	8,010	11,990		20,000	0		60,000	40,000	200.0%	\$60K Deputy Sheriff Stipend			
61020.1 ELECTRICITY EXPENSE	770	818	836	905	526	375		901	4		895	(10)	-1.1%	see utilities tab			
61020.2 TELEPHONE/INTERNET EXPENSE	2,540	2,400	2,400	2,544	1,400	1,000		2,400	144		2,496	(48)	-1.9%	see utilities tab, cola			
S EXP Total 61020 UTILITIES EXPENSE	3,310	3,218	3,236	3,449	1,926	1,375		3,301	148		3,391	(58)	-1.7%	utilities			

					COLA	3.6%	PROJECTION MONTHS	5	-					
	UPDATED 6/12/23	UPDATED 6/12/23	UPDATED 6/12/23	UPDATED 8/17/2023			ACTUAL MONTHS	7						
						Update manually	7A + 5P as of 8/18/2023		2023 Projection Variance w/ Budget Difference	water rate study	2024 Budget More (Less) than 2023 BUDGET			
General & Water Operations	Jan - Dec 2020	Jan - Dec 2021	Jan-Dec2022	2023 Budget	JAN-JUL '23	Projection	2023 Projection			2024 Budget	\$	%	ated	2024 NOTES
66040 BUSINESS TAXES	27,503	5,968	4,083	22,145	(4,083)	0	(4,083)	26,228		4,331	(17,814)	-80.4%		as of June 2023, available credit is \$998,873.
62026 LICENSES AND FEES	1,657	2,024	2,971	2,148	2,052	0	2,052	96		2,114	(34)	-1.6%		2022/2023: Dept of Health Water Operating Permit. 3% escalation for 2023 gov't expense.
SS TAX Total 66040 BUSINESS TAXES	29,160	7,993	7,053	24,293	(2,031)	0	(2,031)	26,324		6,445	(17,848)	-73.5%		Projection based on 2023 Water Rate Study for 2024
61000.9 WATER MANAGEMENT	13,710	16,317	16,945	25,323	10,633	14,675	25,308	15		17,453	(7,870)	-31.1%		NW Water System, PER Water Rate Study Report
TDRY Total 66050 REGULATORY COMPLIANCE	13,710	16,317	16,945	25,323	10,633	14,675	25,308	15		17,453	(7,870)	-31.1%		Projection based on 2023 Water Rate Study for 2024
61000.2 ACCOUNTING EXPENSE (CPA)	35,480	26,400	26,400	29,775	17,500	12,500	30,000	(225)		32,640	2,865	9.6%		see accounting tab, includes COLA
63020 SECURITY SYSTEM		444	0	636	0	0	0	636		-	(636)	-100.0%		
MANC Total 66060 CCRs & MANDATES	35,480	26,844	26,400	30,411	17,500	12,500	30,000	411		32,640	2,229	7.3%		Projection based on 2023 Water Rate Study for 2024
Total Water System Expenses	326,903	338,096	335,580	431,050	184,299	159,059	343,358	87,692		416,942	(14,108)	-3.3%		
											0			
Total Water System Net Income / (Loss)	(2,962)	148,779	61,548	0	(44,973)	132,665	87,692	(87,692)		-	0	0.0%		
											0			
Grand Total Operations / Water System Ops Ne	368,582	450,707	386,714	(10,000)	430,344	(280,224)	156,073	166,073		0	10,000	-100.0%		

8/23/2023

2023 RESERVES PLANNING

Reserve Fund Anticipated Cash In	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Cash Balance- 8/22/2023		718,896	(173,167)	(127,852)	386,395	246,286	418,383	45,743	854,934	2,735,761
General Reserve Cash	470,962									
Future Reserves Cash	65,236									
Impact Fees Cash	416,133									
Water Reserves Cash	535,889									
Assessment Inc- General	\$ 969,096	\$ 969,096	\$ 969,096	\$ 969,096	\$ 969,096	\$ 969,096	\$ 969,096	\$ 969,096	\$ 969,096	\$ 969,096
Assessment Inc- Future	\$ 22,114	\$ 22,114	\$ 22,114	\$ 22,114	\$ 22,114	\$ 22,114	\$ 22,114	\$ 22,114	\$ 22,114	\$ 22,114
Assessment Inc- Water	\$ 652,351	\$ 652,351	\$ 652,351	\$ 652,351	\$ 652,351	\$ 652,351	\$ 652,351	\$ 652,351	\$ 652,351	\$ 652,351
Impact Fees Collection - Projected	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year's COLA's		\$ -	\$ 49,307	\$ 100,093	\$ 152,402	\$ 206,281	\$ 261,777	\$ 318,937	\$ 377,812	\$ 438,453
Estimated Interest Income										
COLA 2025 and after		\$ 49,307	\$ 50,786	\$ 52,310	\$ 53,879	\$ 55,495	\$ 57,160	\$ 58,875	\$ 60,641	\$ 62,460
Total Cash Available in Reserves	\$3,143,781	\$2,423,763	\$1,570,487	\$1,668,111	\$2,236,237	\$2,151,623	\$2,380,881	\$2,067,116	\$2,936,947	\$4,880,235

GENERAL

FUND	Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	ROADS & WATER - 10 YEAR PLAN PROJECTS										
WATER	1A: Roads & Water Project Design										
GENERAL	1A: Asphalt Roads Project 1A: Design										
WATER	Project 1B: Construction - Service Lines, Meter, Culvert and										
GENERAL	Asphalt Roads Project 1B: Construction										
GENERAL	BRIDGE OR SLIP LINE CULVERT (slip line)										
WATER	Project 2A: Design - Service Lines, Meter, Culvert and Road										
GENERAL	Asphalt Roads Project 2A: Design										
WATER	Project 2B: Construction - Service Lines, Meter, Culvert and	\$ 790,115									
GENERAL	Asphalt Roads Project 2B: Construction	\$ 1,185,172									
WATER	Project 3A: Design - Service Lines, Meter and Roadway Reg						\$ 28,750				
WATER	Project 3B: Construction - Service Lines, Meter and Roadw							\$ 148,062			
GENERAL	Asphalt Roads Project 3A: Design						\$ 5,709				
GENERAL	Asphalt Roads Project 3B: Construction							\$ 29,165			
WATER	Project 4A: Design - Service Lines, Meter and Roadway Reg	\$ 62,600									
WATER	Project 4B: Construction - Service Lines, Meter and Roadw		\$ 322,390								
GENERAL	Asphalt Roads Project 4A: Design	\$ 114,000									
GENERAL	Asphalt Roads Project 4B: Construction		\$ 585,040								
WATER	Project 5A: Design - Service Lines, Meter and Roadway Reg		\$ -								
WATER	Project 5B: Construction - Service Lines, Meter and Roadw			\$ -							
GENERAL	Asphalt Roads Project 5A: Design		\$ -								
GENERAL	Asphalt Roads Project 5B: Construction			\$ -							
WATER	Project 6A: Design - Service Lines, Meter and Roadway Reg		\$ 97,129								
WATER	Project 6B: Construction - Service Lines, Meter and Roadw			\$ 499,684							
GENERAL	Asphalt Roads Project 6A: Design		\$ 134,930								
GENERAL	Asphalt Roads Project 6B: Construction			\$ 695,950							
WATER	Project 7A: Design - Service Lines, Meter, Culvert and Road			\$ 48,165							
WATER	Project 7B: Construction - Service Lines, Meter, Culvert and				\$ 248,049						
GENERAL	Asphalt Roads Project 7A: Design			\$ 108,212							
GENERAL	Asphalt Roads Project 7B: Construction				\$ 552,920						
WATER	Project 8A: Design - Service Lines, Meter and Roadway Reg				\$ 128,942						
WATER	Project 8B: Construction - Service Lines, Meter and Roadw					\$ 664,050					
GENERAL	Asphalt Roads Project 8A: Design				\$ 139,869						
GENERAL	Asphalt Roads Project 8B: Construction					\$ 718,075					
WATER	Project 9A: Design - Service Lines, Meter and Roadway Reg					\$ 63,816					
WATER	Project 9B: Construction - Service Lines, Meter and Roadw						\$ 329,234				
GENERAL	Asphalt Roads Project 9A: Design					\$ 91,054					
GENERAL	Asphalt Roads Project 9B: Construction						\$ 466,028				
WATER	Project 10A: Design - Service Lines, Meter and Roadway Reg						\$ 50,660				
WATER	Project 10B: Construction - Service Lines, Meter and Roadw							\$ 260,303			
GENERAL	Asphalt Roads Project 10A: Design						\$ 91,815				
GENERAL	Asphalt Roads Project 10B: Construction							\$ 469,263			

Yellow highlighted projects with red text: IHR (In-House Reserve) projects projected to be completed in 2025.

FUND	Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
WATER	Project 11A: Design - Service Lines, Meter and Roadway Re						\$ 88,569				
WATER	Project 11B: Construction - Service Lines, Meter and Roadv							\$ 456,128			
GENERAL	Asphalt Roads Project 11A: Design						\$ 117,087				
GENERAL	Asphalt Roads Project 11B: Construction							\$ 602,996			
WATER	Project 12A: Design - Service Lines, Meter and Roadway Re							\$ 58,986			
WATER	Project 12B: Construction - Service Lines, Meter and Roadv								\$ 303,779		
GENERAL	Asphalt Roads Project 12A: Design							\$ 92,778			
GENERAL	Asphalt Roads Project 12B: Construction								\$ 475,961		
SUBTOTAL - ROADS/ WATER PLAN		\$ 2,151,887	\$ 1,139,489	\$ 1,352,011	\$ 1,069,780	\$ 1,536,995	\$ 1,177,851	\$ 2,117,682	\$ 779,740	\$ -	\$ -

GENERAL RESERVE PROJECTS - OTHER											
GENERAL	Asphalt Roads: Repairs/Patching	\$ -	\$ 24,926	\$ 25,674	\$ 26,444	\$ 27,237	\$ 28,054	\$ 28,896	\$ 29,763	\$ 30,656	\$ 31,576
GENERAL	Ballfield, Division 7: Upgrade					\$ 12,381					
GENERAL	Basketball Court & Equipment, Longmire: Replace										
GENERAL	Basketball Court & Equipment, Longmire: Reseal			\$ 9,951							
GENERAL	Basketball Court, Hi Lo: Replace		\$ 102,907								
GENERAL	Basketball Court, Hi Lo: Reseal								\$ 11,536		
GENERAL	Bathroom & Change Room: Refurbish, Longmire								\$ 97,406		
GENERAL	Bathroom & Change Room: Refurbish, Madrona								\$ 24,352		
GENERAL	Bathroom: Refurbish, Blue Water										
GENERAL	Bathroom: Refurbish, Division 7 (AKA Harrington Park)		\$ 10,197								
GENERAL	Bathroom: Refurbish, Hi-Lo				\$ 10,818						
GENERAL	Bathroom: Refurbish, Loop									\$ 6,651	
GENERAL	Bathroom: Refurbish, Otter Beach						\$ 22,954				
GENERAL	Bathroom: Refurbish, Perimeter			\$ 10,503							
GENERAL	Bathroom: Refurbish, Pool										
GENERAL	Bathroom: Refurbish, Rampart				\$ 10,818						
GENERAL	Bathroom: Refurbish, Reichel										
GENERAL	Bathroom: Refurbish, Sports Court	\$ -	\$ 10,197								
GENERAL	Bathroom: Refurbish, Sunset	\$ -	\$ 20,394								
GENERAL	Bathroom: Refurbish, Windy		\$ 10,197								
GENERAL	Bathroom: Refurbish, Woodside				\$ 10,818						
GENERAL	Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, Hi										
GENERAL	Beach Bulkhead, Concrete, Windy										
GENERAL	Beach Bulkhead, Longmire										
GENERAL	Beach Bulkhead, Otter										
GENERAL	Beach Bulkhead, Reichel										
GENERAL	Beach Nurishment, Sunset (needs new sand)										
GENERAL	Beach, Longmire: Water Slide										
GENERAL	Beach, Sunset: Water Slide										
GENERAL	Benches & Picnic Tables: Replace w/ metal	\$ -	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048
GENERAL	Boat Ramp - Madrona Beach										
GENERAL	Boat Ramp, Blue Lake Ct: Repair										
GENERAL	Boat Ramp, Concrete, Horseshoe; Repair										
GENERAL	Boat Ramp, Longmire: Repair										
GENERAL	Boat Ramp, Otter Beach: Repair										
GENERAL	Boat Ramp, Sunset Beach: Repair										
GENERAL	Bridge, Arch: Repair/Replace		\$ 15,141								
GENERAL	Bridge, Bear Island: Repair/Replace	\$ -	\$ 6,479								
GENERAL	Bridge, Blue Lake, Inlet: Repair/Replace										\$ 10,438
GENERAL	Bridge, Blue Lake, Lower Spillway: Repair/Replace			\$ 8,583							
GENERAL	Bridge, Blue Lake, Upper Spillway: Repair/Replace										\$ 39,143
GENERAL	Bridge, Brookside: Repair/Replace								\$ 13,301		
GENERAL	Bridge, Longmire: Repair/Replace							\$ 43,464			
GENERAL	Bridge, Rampart: Repair/Replace		\$ 23,072								
GENERAL	Bridge, Reichel: Repair/Replace		\$ 10,403								
GENERAL	Bridges, Engineer Evaluation										
GENERAL	Burglar Alarm, Maintenance Building: Replace									\$ 3,800	
GENERAL	Burglar Alarm, Office: Replace									\$ 3,800	

FUND	Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GENERAL	Burglar Alarm, Pool: Replace									\$ 3,800	
GENERAL	Cabana Siding: Repaint		\$ 7,725								\$ 9,786
GENERAL	Cabana, Harrington Park (Well 4)								\$ 34,190		
GENERAL	Cabana, Hi Lo	\$ -	\$ 27,398								
GENERAL	Cabana, Longmire	\$ -	\$ 28,634								
GENERAL	Cabana, Madrona										
GENERAL	Cabana, Otter Beach										
GENERAL	Cabana, Pool	\$ -	\$ 27,295								
GENERAL	Cabana, Reichel										
GENERAL	Cabana, Siding: Replace										
GENERAL	Cabana, Sunset	\$ -	\$ 27,295								
GENERAL	Cabana, Vine Lane	\$ -	\$ 28,634								
GENERAL	Cabana, Windy		\$ 28,634								
GENERAL	Computer & Software: Update					\$ 24,986					\$ 28,966
GENERAL	Culvert - Clearlake Blvd N at Meadow										
GENERAL	Culvert, Clearlake Blvd SE at Longmire: Repair/Replace										
GENERAL	Culverts, Blue Hills Drive East: Replace										
GENERAL	Deck, Wood, Office: Replace										
GENERAL	Dock Surface, Blue Lake Fishing, 1 of 4										
GENERAL	Dock Surface, Blue Lake Fishing, 2 of 4										
GENERAL	Dock Surface, Blue Lake Fishing, 3 of 4										
GENERAL	Dock Surface, Clear Lake										
GENERAL	Dock Surface, Horseshoe, A, Right	\$ -	\$ 18,849								
GENERAL	Dock Surface, Horseshoe, B, Left										
GENERAL	Dock Surface, Horseshoe, C, Rear										
GENERAL	Dock Surface, Longmire, Fish & Swim										
GENERAL	Dock Surface, Madrona, Fish & Swim										
GENERAL	Dock Surface, Otter, Swim										
GENERAL	Dock Surface, Reichel, Swim										
GENERAL	Dock Surface, Sunset, Fish & Swim										
GENERAL	Dock Surface, Windy, Fish & Swim										
GENERAL	Dock, Otter Beach B, Wooden: Replace										
GENERAL	Dock, Otter Beach C, Wooden: Replace										
GENERAL	Entry Sign: Replacement		\$ 1,627								
GENERAL	Fence, Office										
GENERAL	Fence: Chainlink, Repair			\$ 4,180	\$ 4,305	\$ 4,435	\$ 4,568	\$ 4,705	\$ 4,846	\$ 4,991	\$ 5,141
GENERAL	Gate Card Readers: Replace										
GENERAL	Gate Operators: Replace					\$ 19,809					
GENERAL	Gates: Replace										
GENERAL	Horseshoe Pit, Longmire, Building: Replace/Repair									\$ 26,222	
GENERAL	Horseshoe Pit, Longmire, Pit: Repair/Replace									\$ 4,890	
GENERAL	Horseshoe Pit, Longmire, Roof: Replace				\$ 4,218						
GENERAL	Horseshoe Trail: Major Maintenance										\$ 19,572
GENERAL	Hot Water Heater, Pool: Replace							\$ 8,430			
GENERAL	Office, Interior, Office: Refurbish							\$ 8,693			
GENERAL	Irrigation System, Reichel Beach: Repair/Replace	\$ -	\$ 10,609								
GENERAL	Irrigation System: Repair/Replace										
GENERAL	Labor for In-House Reserve Projects	\$ -	\$ 134,617								
GENERAL	Lights: Pole, Replace	\$ -	\$ 8,652		\$ 9,179		\$ 9,738		\$ 10,331		\$ 10,960
GENERAL	Mailbox Cluster: Replace, Big Fir										
GENERAL	Mailbox Cluster: Replace, Blue Hills Loop										
GENERAL	Mailbox Cluster: Replace, Blue Lake Court										
GENERAL	Mailbox Cluster: Replace, Front Gate - office				\$ 26,444						
GENERAL	Mailbox Cluster: Replace, Longmire				\$ 28,848						
GENERAL	Mailbox Cluster: Replace, Windy Beach										
GENERAL	Maintenance Bldg Garage Doors, Large: Replace										
GENERAL	Maintenance Bldg Siding: Repaint							\$ 12,299			
GENERAL	Maintenance Bldg, Carport: Structural Repairs										
GENERAL	Maintenance Bldg, Fence, Chain Link: Replace										

FUND	Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GENERAL	Maintenance Bldg, Pole Bldg										
GENERAL	Maintenance Bldg, Roof: Replace										
GENERAL	Maintenance Bldg, Shop Heaters: Replace			\$ 11,246							
GENERAL	Maintenance Bldg: Replace										
GENERAL	Maintenance Eqpt, Back Hoe: Replace	\$ -	\$ 108,150								
GENERAL	Maintenance Eqpt, Bobcat Excavator: Replace						\$ 67,818				
GENERAL	Maintenance Eqpt, Brine Machine										
GENERAL	Maintenance Eqpt, Brine Sprayer			\$ 3,628							
GENERAL	Maintenance Eqpt, Chipper										
GENERAL	Maintenance Eqpt, Dump Trailer										
GENERAL	Maintenance Eqpt, Floating Workstation, Boat: Replace										
GENERAL	Maintenance Eqpt, Floating Workstation, Motor: Replace										
GENERAL	Maintenance Eqpt, Fuel Tank & Pumps: Replace										
GENERAL	Maintenance Eqpt, John Deere Mower: Replace							\$ 4,872			
GENERAL	Maintenance Eqpt, Kubota RTV 1100										
GENERAL	Maintenance Eqpt, Kubota RTV, 900, old			\$ 28,750							
GENERAL	Maintenance Eqpt, Kubota Tractor: Replace		\$ 33,166								
GENERAL	Maintenance Eqpt, Kubota, RTV 1100			\$ 29,917							
GENERAL	Maintenance Eqpt, Paint Striper, Graco HD 200C					\$ 8,633					
GENERAL	Maintenance Eqpt, Plow, new, F350		\$ 8,755								
GENERAL	Maintenance Eqpt, Plow, old, F450										
GENERAL	Maintenance Eqpt, Sander, newer, F350		\$ 10,166								
GENERAL	Maintenance Eqpt, Sander, older, F450										
GENERAL	Maintenance Eqpt, Street Sweeper, Elgin										\$ 287,050
GENERAL	Maintenance Eqpt, Trailer, Flatbed for Excavator				\$ 7,234						
GENERAL	Maintenance Eqpt, Truck, F150, 2008		\$ 51,500								
GENERAL	Maintenance Eqpt, Truck, F350, 2010		\$ 56,959								
GENERAL	Maintenance Eqpt, Truck, F450, 1999										
GENERAL	Maintenance Eqpt, Truck, Mazda, 2006	\$ 30,700									
GENERAL	Maintenance Eqpt: Skid Steer with 66" grapple bucket										
GENERAL	Office, Structure: Repair/Replace					\$ 207,094					
GENERAL	Office, Structure: Repair/Replace - Conceptual estimate										
GENERAL	ADD: Owners Representative	\$ 52,000									
GENERAL	ADD: Parking Lots: Pool/ Sunset	\$ 15,000			\$ 16,391			\$ 17,911			\$ 19,572
GENERAL	Phone System, Office					\$ 5,909					
GENERAL	Pickelball Court, Longmire: Reseal								\$ 11,598		
GENERAL	Picketball Court, Longmire: Resurface										
GENERAL	Pitch & Putt: Repairs	\$ -	\$ 5,665								
GENERAL	Pool & Spa Filters: Replace										
GENERAL	Pool & Spa: Retile										
GENERAL	Pool Deck, Concrete: Resurface										
GENERAL	Pool Deck, Wood: Resurface										
GENERAL	Pool Engineering										
GENERAL	Pool Fence & Railings: Replace										
GENERAL	Pool Heaters: Replace										
GENERAL	Pool Miscellaneous										
GENERAL	Pool Plumbing: Repair/Replace								\$ 41,078		
GENERAL	Pool Pumps & Valves: Replace								\$ 20,293		
GENERAL	Pool, Cover, Winter Safety: Replace	\$ 20,500									
GENERAL	Pool, Heaters & Insulation: New										
GENERAL	Pool: Interior Remodel						\$ 8,034				
GENERAL	Pool: Light Posts & Electrical										
GENERAL	Pool: Resurface										
GENERAL	Pool: Filter System										
GENERAL	Recreation Equipment, Hi Lo										
GENERAL	Recreation Equipment, Perimeter		\$ 43,981								
GENERAL	Recreation Equipment, Pool	\$ -	\$ 29,046								
GENERAL	Recreation Equipment, Reichel Beach				\$ 26,225						
GENERAL	Recreation Equipment, Vine Lane	\$ -	\$ 10,815								

FUND	Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
WATER	Cla-Val Valves: Repair/Replace (Well 4 Only)										
WATER	Fence, Reservoir: Replace										
WATER	Fence, Well Site: Replace										
WATER	Generator & Controls, Well #1 & 2: Replace										
WATER	Generator, Well #4: Replace										
WATER	Hydrant - Near Maintenance Bldg										
WATER	Leak Detection			\$ 16,762				\$ 18,866			
WATER	Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$ -	\$ 27,707								
WATER	Reservoir #2 Ladder - Repaint (depends on tank dive inspe										
WATER	Reservoir Cathodic Protection Tank #1										\$ 24,008
WATER	Reservoir Cathodic Protection Tank #2	\$ 25,000									
WATER	Roads - 10 year Engineering Plan - 50%							\$ 46,981			
WATER	Sanitary Survey	\$ 7,280					\$ 8,440				
WATER	Security, All Wells: Internet Firewall										\$ 5,078
WATER	Source Flow Meters - Replace										
WATER	Storage Reservoirs - Dive Inspection	\$ 8,500									
WATER	Storage Tank #1 - Coat Exterior										
WATER	Storage Tank #1 - Coat Interior										
WATER	Storage Tank #1 - Replace										
WATER	Storage Tank #2 - Coat Exterior										
WATER	Storage Tank #2 - Coat Interior										
WATER	Storage Tank #2 - Replace										
WATER	Telemetry System: Replace										
WATER	Trailer, Water: Replace		\$ 7,498								
WATER	REMOVE, DUPLICATE: Truck, Water: Replace										
WATER	Water Hammer Surge Tanks										
WATER	Water System Plan - Update			\$ 42,118						\$ 50,291	
WATER	Well # 1 - Replace										
WATER	Well # 1 & 2, Control Systems: Replace										
WATER	Well # 1, & #2 House, Electrical										
WATER	Well # 1, 2, House		\$ 30,488								
WATER	Well # 1, Pump / Motor - Replace										\$ 18,919
WATER	Well # 2 - Replace										
WATER	Well # 2, Pump / Motor - Replace										\$ 27,009
WATER	Well # 4 - Replace / Future Decommission										
WATER	Well # 4, Control Systems: Replace										
WATER	Well # 4, House										
WATER	Well # 4, Pump / Motor - Replace										
WATER	Well # 5 - Install Final Cost										
WATER	Well # 5 & #6, House										
WATER	Well #5: ATEC Filtration Equipment						\$ 190,585				
WATER	Well #5: Degasser Unit						\$ 73,382				
WATER	Well #5: Gravel Driveway								\$ 4,434		
WATER	Well #5: Mazzei injector & Reactor						\$ 22,258				
WATER	Well #5: Pump House Building, Electrical & Generator						\$ 49,037				
WATER	Well #5: Pump House, Manifold Plumbing Parts										
WATER	Well #5: Security Fence										
WATER	WA DOH: Air Line Safety										\$ 32,909
WATER	NEW ADD: Generator, Backup at Reservoir Tanks	\$ 40,000									
	SUBTOTAL - OTHER WATER RESERVES	\$ 108,980	\$ 65,693	\$ 58,880	\$ -	\$ -	\$ 343,702	\$ 18,866	\$ 46,981	\$ 54,724	\$ 107,923

	EXPENSES	\$ 2,400,067	\$ 2,464,436	\$ 1,666,854	\$ 1,262,449	\$ 1,948,773	\$ 1,682,750	\$ 2,315,369	\$ 1,172,869	\$ 182,896	\$ 745,487
GENERAL	Contingency- General Reserves (10%)	\$ 13,920	\$ 125,925	\$ 25,596	\$ 19,267	\$ 41,178	\$ 16,120	\$ 17,882	\$ 34,615	\$ 12,817	\$ 63,756

FUND	Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
WATER	Contingency- Water Reserves (10%)	\$ 10,898	\$ 6,569	\$ 5,888	\$ -	\$ -	\$ 34,370	\$ 1,887	\$ 4,698	\$ 5,472	\$ 10,792
	Total Expenses	\$ 2,424,885	\$ 2,596,930	\$ 1,698,339	\$ 1,281,716	\$ 1,989,951	\$ 1,733,240	\$ 2,335,138	\$ 1,212,182	\$ 201,186	\$ 820,036
	Expected Residual at Year-end:(Revenues - Ex	\$718,896	(\$173,167)	(\$127,852)	\$386,395	\$246,286	\$418,383	\$45,743	\$854,934	\$2,735,761	\$4,060,199



Clearwood Community Association
100% 10-Year Capital Improvements Plan

Project Description	Design Year	Construct Year	PASER Rating for Roadway (1 = severe distress, and 10 = new const.)	Estimated Overall Engineering, Permitting & Inspection Cost (2021 \$)	Estimated Overall Project Construction Cost (2021 \$)	Roadway Improvement Scope Summary	Roadway Improvement Construction Cost (2021 \$)	Water Distribution Improvement Scope Summary	Water Services/Meters Replaced	Water System Improvement Construction Cost (2021 \$)
Project 1: Blue Hills DR & Cul-De-Sacs. Service Lines, Meter, Culvert, and Roadway Replacement. Original scope design completed, bid, no award due to COVID work environment. Original scope increased adding bridge, then deleted due to cost. Scope increased adding in water loop from Project 3 plus Parkcrest Lane. Add: Water Looped Connection (from project 3) Add Woodside Drive (from Project 10)	2021/2022	2023	3.45	COMPLETE	\$1,896,700	60LF 48" Culvert replacement. ¹ Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$682,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 2,050LF of 2" PVC water transmission line. Hydrant replacement.	49/91	\$332,000
Project 2: N Clear Lake BLVD SE. and Rampart II Water and Roads Project: Service Lines, Meter, Culvert, and Roadway Replacement Add: Autumnwood CT SE (from project 3) Add: Part of Rampart DR II (from project 5)	2023	2024	2.5	\$211,100	\$1,807,667	60LF 48" Culvert replacement. ¹ Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs	\$711,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 2,410LF of 2" PVC water transmission line.	63/116	\$437,000
Project 3: Promontory CT SSE & Autumnwood CT SE Loop. Service Lines, Meter, and Roadway Replacement Remove Water Loop to Project 1 Remove Autumnwood CT SE to Project 2 - will add Promotory CT to a Bluewater drive project (it is a cul-de-sac)			8	\$22,000	\$109,667	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$93,000	Installation of 1750LF of 8" PVC water main to provide a looped connection. Hydrant addition.	13/25	\$236,000
Project 4: Rampart DR I. Service Lines, Meter, and Roadway Replacement	2024	2025	4.43	\$168,000	\$839,000	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$541,000	Full replacement of all water main isolation valves in project vicinity. Valve addition. Replacement of 1,340LF of 2" PVC water transmission line.	78/127	\$298,000
Project 5: Rampart DR II. Service Lines, Meter, and Roadway Replacement			4.57	\$0	\$0	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$382,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 690LF of 2" PVC water transmission line.	40/70	\$168,000
Project 6: Upland RD, Clearland BLVD, and Cul-De-Sacs. Service Lines, Meter, and Roadway Replacement			4.33	\$215,000	\$1,074,000	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$625,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 2,850LF of 2" PVC water transmission line.	92/167	\$449,000
Project 7: Divisions 1, 2, 3 & Clear Lake BLVD. Service Lines, Meter, Culvert, and Roadway Replacement			4.67	\$140,000	\$698,000	60LF 48" Culvert replacement. ¹ Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$482,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 400LF of 2" PVC water transmission line. Hydrant connection.	50/90	\$216,000

Design project closed. Project 1: Blue Hills Drive & Cul-de-sacs, \$202,842 approved in 2021.

Construction Contract cost as of 8.22.2023 is \$1,896,700.

Contract design authorized on 11.15.2022 for \$191,730 - Woodside Water Loop & Blue Hills Drive Bridge. Designed a bridge. Bridge too expensive (cost benefit analysis). Did not use Bridge design.

Contract design authorized on 7.24.2023 for \$211,100 .

Water loop removed from Project 3 added into Project 1. Autumnwood Court moved into Project 2.

7/24/23 this project was moved into Project 2.



Clearwood Community Association
100% 10-Year Capital Improvements Plan

Project Description	Design Year	Construct Year	PASER Rating for Roadway (1 = severe distress, and 10 = new const.)	Estimated Overall Engineering, Permitting, & Inspection Cost (2021 \$)	Estimated Overall Project Construction Cost (2021 \$)	Roadway Improvement	Water Distribution	Water Services/Meters	Water System Improvement	
						Scope Summary	Construction Cost (2021 \$)	Improvement Scope Summary	Replaced	Construction Cost (2021 \$)
Project 8: Overlake CT and Cul-De-Sacs in Divisions 6 & 17. Service Lines, Meter, and Roadway Replacement			3.6	\$234,000	\$1,170,000	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$608,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 4,750LF of 2" PVC water transmission line.	98/157	\$562,000
Project 9: Bluewater DR SE & Associated Roadways I. Service Lines, Meter, and Roadway Replacement			3.8	\$131,000	\$653,000	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$383,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 1,910LF of 2" PVC water transmission line.	53/103	\$270,000
Project 10: Bluewater DR SE & Associated Roadways II. Service Lines, Meter, and Roadway Replacement			3.83	\$117,000	\$582,000	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$374,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 685LF of 2" PVC water transmission line.	57/97	\$208,000
Project 11: Divisions 4 & 18 Roadways. Service Lines, Meter, and Roadway Replacement			6.67	\$169,000	\$845,000	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$481,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 2,325LF of 2" PVC water transmission line.	81/147	\$364,000
Project 12: Divisions 1 & 2 Roadways. Service Lines, Meter, and Roadway Replacement			4.38	\$121,000	\$604,000	Full-depth pulverization, compaction, and installation of new asphalt surface. Anticipated Lifespan: 20 yrs.	\$369,000	Full replacement of all water main isolation valves in project vicinity. Replacement of 1,400LF of 2" PVC water transmission line.	53/81	\$235,000

¹Of overall roadway improvement construction cost, \$89,000 is dedicated to culvert replacement. With the implementation of fish passage bridges, construction cost is expected to increase by \$259,000 and Engineering, Permitting, & Inspection costs are expected to increase by \$52,000

Clearwood Community Association

2023 BUDGET included for reference

Budget Overview: FY_2023 - FY23 P&L Classes

January - December 2023

	OPERATIONS	ADMINISTRATION	MAINTENANCE	OTHER/MISC	POOL	SECURITY	TOTAL OPERATIONS	RESERVES	FUTURE RESERVES	IMPACT FEES	TOTAL RESERVES	WATER RESERVES	WATER SYSTEM	TOTAL
Income														
40000 ASSESSMENT INCOME														\$0
40023 OPERATIONS ASSMT 2023	1,015,681						1,015,681							\$1,015,681
40020.1 UNCOLL OPS ASSMT 2023	-101,568						-101,568							\$ -101,568
Total 40023 OPERATIONS ASSMT 2023	914,113						914,113							\$914,113
42023 GEN RESV ASSMT 2023								940,804			940,804			\$940,804
42020.1 UNCOLL GEN RSV 2023								0			0			\$0
Total 42023 GEN RESV ASSMT 2023								940,804			940,804			\$940,804
43023 FUTURE RSV ASSMT 2023									21,626		21,626			\$21,626
43000.1 UNCOLL FUTURE RESV ASSMT 23									0		0			\$0
Total 43023 FUTURE RSV ASSMT 2023									21,626		21,626			\$21,626
45023 WATER RSV ASSMT 2023												633,490		\$633,490
45020.1 UNCOLL WATER RSV ASSMT 2023												0		\$0
Total 45023 WATER RSV ASSMT 2023												633,490		\$633,490
Total 40000 ASSESSMENT INCOME	914,113						914,113	940,804	21,626		962,430	633,490		\$2,510,033
41001 CREDIT CARD INCOME	17,000						17,000							\$17,000
41003 FEES														\$0
41003.2 LIENS	2,500						2,500							\$2,500
41003.3 RENTERS FEES	19,500						19,500							\$19,500
41003.4 TRANSFER FEES	31,750						31,750							\$31,750
41003.5 OTHER FEES	1,000						1,000							\$1,000
Total 41003 FEES	54,750						54,750							\$54,750
41004 FINES	8,000						8,000							\$8,000
41006 GATE CARD INCOME	8,000						8,000							\$8,000
41007 MAILBOX INCOME	2,500						2,500							\$2,500
41008 MISC/WOOD INCOME	1,500						1,500							\$1,500
41009 INTEREST INCOME	1,000						1,000							\$1,000
41103 ACC INCOME	5,600						5,600							\$5,600
44000 IMPACT FEES										30,000	30,000			\$30,000
45001 WATER CONSUMPTION RATE														\$0
45001.1 UNCOLL WATER CONSUMP RATE													-13,154	\$ -13,154
45923 WATER CONSUMPTION 2023													187,919	\$187,919
Total 45001 WATER CONSUMPTION RATE													174,765	\$174,765
45120 WATER SERVICE FEE														\$0
45120.1 UNCOLL WATER SERVICE FEE													-13,677	\$ -13,677
45123 WATER SERVICE FEE 2023													195,391	\$195,391
Total 45120 WATER SERVICE FEE													181,714	\$181,714
49020 ALLOCATED INCOME WATER	-74,571						-74,571						74,571	\$0
Total Income	\$937,892	\$0	\$0	\$0	\$0	\$0	\$937,892	\$940,804	\$21,626	\$30,000	\$992,430	\$633,490	\$431,050	\$2,994,862
GROSS PROFIT	\$937,892	\$0	\$0	\$0	\$0	\$0	\$937,892	\$940,804	\$21,626	\$30,000	\$992,430	\$633,490	\$431,050	\$2,994,862
Expenses														
60007 ADMINISTRATION EXPENSES														\$0
61007 BOARD EXPENSE		1,250					1,250							\$1,250
61012 CONTINGENCY/MISCELLANEOUS		1,400					1,400							\$1,400
61012.1 GM CONTINGENCY		3,000					3,000							\$3,000
61015 DUES AND SUBSCRIPTIONS		13,667			1,500		15,167					780		\$15,947
61040 PRINTING & COPYING		2,730					2,730					3,205		\$5,935
61045 POSTAGE		4,621					4,621					3,525		\$8,146
61066 TRAINING EXPENSE		700	1,810			1,272	3,782					1,100		\$4,882
61070 MILEAGE REIMBURSEMENT		200					200							\$200
65016 LEASE/RENT EXPENSE		5,181		2,795			7,976							\$7,976
Total 60007 ADMINISTRATION EXPENSES		32,749	1,810	2,795	2,772		40,126						8,610	\$48,736
61000 PROFESSIONAL SERVICES														\$0
61000.3 LEGAL EXPENSE		35,000					35,000							\$35,000
61011 COMPUTER SUPPORT SERVICES		11,862					11,862							\$11,862
63010 DEPUTY SHERIFF STIPEND						20,000	20,000							\$20,000
Total 61000 PROFESSIONAL SERVICES		46,862				20,000	66,862							\$66,862
61006 BANK FEES		1,000					1,000							\$1,000
61004 CREDIT CARD FEE EXPENSE		17,000					17,000							\$17,000
Total 61006 BANK FEES		18,000					18,000							\$18,000
61020 UTILITIES EXPENSE														\$0

Clearwood Community Association

Budget Overview: FY_2023 - FY23 P&L Classes

January - December 2023

	OPERATIONS	ADMINISTRATION	MAINTENANCE	OTHER/MISC	POOL	SECURITY	TOTAL OPERATIONS	RESERVES	FUTURE RESERVES	IMPACT FEES	TOTAL RESERVES	WATER RESERVES	WATER SYSTEM	TOTAL
61020.1 ELECTRICITY EXPENSE		2,507	4,875		6,252	905	14,539						29,912	\$44,451
61020.2 TELEPHONE/INTERNET EXPENSE		10,753	1,056		1,538	2,544	15,891							\$15,891
61020.3 WATER UTILITY EXPENSE			0				0							\$0
61020.4 PROPANE EXPENSE			1,081		11,130		12,211							\$12,211
61020.5 REFUSE EXPENSE		864	4,768				5,632							\$5,632
Total 61020 UTILITIES EXPENSE		14,124	11,780		18,920	3,449	48,273						29,912	\$78,185
61031 BUSINESS INSURANCE EXPENSE		47,358					47,358						47,358	\$94,716
61050 SUPPLIES														\$0
61050.1 OFFICE SUPPLIES		6,358					6,358							\$6,358
61050.2 CUSTODIAL SUPPLIES			6,360		1,590		7,950							\$7,950
61050.3 SAFETY GEAR & CLOTHING		400	4,560		1,802		6,762					721		\$7,483
61050.4 CHEMICAL SUPPLIES					3,710		3,710					54,229		\$57,939
62015 FUEL EXPENSE			18,193				18,193							\$18,193
62046 SMALL TOOLS & EQUIPMENT			5,300		795		6,095					530		\$6,625
Total 61050 SUPPLIES		6,758	34,413		7,897		49,068					55,480		\$104,548
61055 PAYROLL EXPENSE		180,376	234,953		64,405		479,734						41,593	\$521,327
61025 EMPLOYEE BENEFITS		6,579	46,588				53,167						5,693	\$58,860
61056 PAYROLL TAXES		19,683	32,182		8,958		60,823						6,379	\$67,202
Total 61055 PAYROLL EXPENSE		206,638	313,723		73,363		593,724					53,665		\$647,389
61090 ALLOCATED EXPENSES		-147,670					-147,670						147,670	\$0
62020 REPAIRS, MAINTENANCE, & GROUNDS														\$0
50001 COST OF SALES MAILBOXES			2,500				2,500							\$2,500
61021.2 SNOW REMOVAL			6,360				6,360							\$6,360
61021.3 MAINT EQUIPMENT RENTAL			3,300				3,300							\$3,300
62020.1 GROUNDS EXPENSE			8,782	8,300	250		17,332					2,308		\$19,640
62020.2 TREE/DEBRIS REMOVAL			25,000				25,000							\$25,000
62020.3 WATER SYSTEM												3,900		\$3,900
62020.4 ROAD EXPENSES			10,980				10,980							\$10,980
62020.5 GATE EXPENSES						2,226	2,226							\$2,226
62020.6 STRUCTURAL			6,402		1,696		8,098							\$8,098
62020.7 EQUIPMENT			8,000		1,166		9,166					2,120		\$11,286
62020.8 LAKES				15,230			15,230							\$15,230
62020.9 VANDALISM				3,710			3,710							\$3,710
62021 OUTSIDE MECHANIC			10,600				10,600							\$10,600
62022 SAND & GRAVEL			9,150				9,150							\$9,150
62024 SEPTIC MAINTENANCE			8,590				8,590							\$8,590
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS			99,664	27,240	3,112	2,226	132,242					8,328		\$140,570
65020 COMMUNITY SUPPORT														\$0
65020.2 FISHING DERBY				3,180			3,180							\$3,180
65020.4 MAC MEMBER ACTIVITIES COMMITTEE				5,500			5,500							\$5,500
65020.5 MAC MILEAGE REIMBURSEMENT				300			300							\$300
65025 CPC				500			500							\$500
Total 65020 COMMUNITY SUPPORT				9,480			9,480							\$9,480
66040 BUSINESS TAXES		9,000					9,000					22,145		\$31,145
61057 PROPERTY TAX		2,050					2,050							\$2,050
62026 LICENSES AND FEES		189	1,233		435		1,857					2,148		\$4,005
Total 66040 BUSINESS TAXES		11,239	1,233		435		12,907					24,293		\$37,200
66050 REGULATORY COMPLIANCE														\$0
61000.1 AUDIT & TAX PREP EXPENSE		14,500					14,500							\$14,500
61000.5 HR EXPENSE		10,600					10,600							\$10,600
61000.9 WATER MANAGEMENT												25,323		\$25,323
Total 66050 REGULATORY COMPLIANCE		25,100					25,100					25,323		\$50,423
66060 CCRs & MANDATES														\$0
50000 COST OF SALES GATE CARDS		6,052					6,052							\$6,052
61000.2 ACCOUNTING EXPENSE (CPA)		29,775					29,775					29,775		\$59,550
63020 SECURITY SYSTEM						8,380	8,380					636		\$9,016
65020.1 COMMUNITY MEETING EXPENSE		8,215					8,215							\$8,215
Total 66060 CCRs & MANDATES		44,042				8,380	52,422					30,411		\$82,833
Total Expenses	\$0	\$305,200	\$462,623	\$39,515	\$106,499	\$34,055	\$947,892	\$0	\$0	\$0	\$0	\$0	\$431,050	\$1,378,942
NET OPERATING INCOME	\$937,892	\$-305,200	\$-462,623	\$-39,515	\$-106,499	\$-34,055	\$-10,000	\$940,804	\$21,626	\$30,000	\$992,430	\$633,490	\$0	\$1,615,920
Other Expenses														
90022.1 VACUUM TRUCK OR TRAILER, USED (12.17)	65,000						65,000							\$65,000

Clearwood Community Association

Budget Overview: FY_2023 - FY23 P&L Classes

January - December 2023

	OPERATIONS	ADMINISTRATION	MAINTENANCE	OTHER/MISC	POOL	SECURITY	TOTAL OPERATIONS	RESERVES	FUTURE RESERVES	IMPACT FEES	TOTAL RESERVES	WATER RESERVES	WATER SYSTEM	TOTAL	
97000 WATER RESERVE FUND PROJECTS														\$0	
97017 WELL 5 PROJECT														\$0	
97017.1 AMERICAN PUMP (A.P.) CONST WELL 5								0			0	68,481		\$68,481	
97017.5 WELL 5- NW WATER												39,657		\$39,657	
97017.9 WELL 5- GM CONTINGENCY												31,465		\$31,465	
97022.5 ALL WELLS INTERNET FIREWALL A.P. (10.22)												3,892		\$3,892	
97022.6 WA DOH AIR LINE SAFETY, A.P. (12.17)												25,222		\$25,222	
Total 97017 WELL 5 PROJECT								0			0	168,717		\$168,717	
97022.1 CAPITAL LEAK DETECTION 2022												9,240		\$9,240	
WATER- 10 YEAR ROADS & WATER PLAN (10RWP)														\$0	
97023.5 WATER METERS, 10RWP (03.25)								137,808			137,808			\$137,808	
Total WATER- 10 YEAR ROADS & WATER PLAN (10RWP)								137,808			137,808			\$137,808	
Total 97000 WATER RESERVE FUND PROJECTS								137,808			137,808	177,957		\$315,765	
98000 GENERAL RESERVE FUND PROJECTS														\$0	
98021.1 OWNERS REPRESENTATIVE								60,000			60,000			\$60,000	
98023.1 2023 IN-HOUSE RESERVE (12.17.22)														\$0	
98023.1A BRIDGE, ARCH								13,900			13,900			\$13,900	
98023.1B BRIDGE, BLUE LAKE INLET								8,000			8,000			\$8,000	
98023.1C BRIDGE, RAMPART								21,200			21,200			\$21,200	
98023.1D BRIDGE, REICHEL								9,500			9,500			\$9,500	
98023.1E xDECK, WOOD, OFFICE								20,600			20,600			\$20,600	
98023.1F xDOCK SURFACE, BLUE LAKE FISHING, 1/4								27,000			27,000			\$27,000	
98023.1G xDOCK SURFACE, BLUE LAKE FISHING, 2/4								27,000			27,000			\$27,000	
98023.1H xDOCK SURFACE, BLUE LAKE FISHING, 3/4								27,000			27,000			\$27,000	
98023.1I xDOCK SURFACE, BLUE LAKE FISHING, 4/4								27,000			27,000			\$27,000	
98023.1J LIGHTS, POLE, REPLACE								8,000			8,000			\$8,000	
98023.1K RETAINING WALL, HORESHOE LAKE, ROCK								10,000			10,000			\$10,000	
98023.1L RETAINING WALL, MADRONA TRAIL								10,000			10,000			\$10,000	
98023.1M RETAINING WALL, SUNSET TRAIL								10,000			10,000			\$10,000	
98023.1N PAINT MAINTENANCE SHOP								6,000			6,000			\$6,000	
98023.1O PAINT OFFICE & SOME BATHROOMS								8,000			8,000			\$8,000	
98023.1P HORSESHOE TRAIL								15,000			15,000			\$15,000	
98023.1Q LABOR (08.27)								130,696			130,696			\$130,696	
Total 98023.1 2023 IN-HOUSE RESERVE (12.17.22)								378,896			378,896			\$378,896	
98023.10 SECURITY CAMERAS FOR ASSN. (06.24)								65,000			65,000			\$65,000	
98023.7 TRUCK, PLOW, & SANDER (06.24)								100,000			100,000			\$100,000	
98023.8 ROOF REPLACEMENT VINE/ OLD MAINT SHED (06.24)								8,880			8,880			\$8,880	
98023.9 ADMIN OFFICE SEPTIC/ CONCEPTUAL DESIGN (06.24)								50,000			50,000			\$50,000	
9820.1 EMERGENCY CAPITAL CONTINGENCY (03.26.22)								10,000			10,000			\$10,000	
GENERAL- 10 YEAR ROADS & WATER PLAN (10RWP)														\$0	
97521 BLUE HILLS RD & WATER LOOP 2022 DESIGN, 10RWP (6.26.21)								108,753			108,753			\$108,753	
98022.13 WATER LOOP, 2023 DESIGN, 10RWP (10.22)								217,943			217,943			\$217,943	
98022.4 TREE REMOVAL- RDS 1B 10RWP (03.26)								2,171			2,171			\$2,171	
98023.3 BLUE HILLS 10RWP 2023 CONST. (03.25) (07.22)								1,844,700			1,844,700			\$1,844,700	
98023.6 N CLEAR LAKE BLVD & RAMPART II 10RWP 2024 DESIGN (06.24)								242,765			242,765			\$242,765	
Total GENERAL- 10 YEAR ROADS & WATER PLAN (10RWP)								2,416,332			2,416,332			\$2,416,332	
Total 98000 GENERAL RESERVE FUND PROJECTS								3,089,108			3,089,108			\$3,089,108	
99000 COMPLETED PROJECTS														\$0	
98022.11 xUPPER SPILLWAY BRIDGE, INS. CLAIM (09.08)								15,920			15,920			\$15,920	
98023.2 xMAJOR EXCAVATOR REPAIR								4,077			4,077			\$4,077	
99005 COMPLETED 10RWP PROJECTS														\$0	
97022.3 xWATER METERS, BLUE HILLS RD, 10RWP (08.27)												71,532		\$71,532	
97022.4 xWATER METERS, WATER LOOP, 10RWP (11.19)								0			0	19,783		\$19,783	
97023.4 xWATER REPLACE VALVES 10RWP (03.25)								0			0	56,023		\$56,023	
Total 99005 COMPLETED 10RWP PROJECTS								0			0	147,339		\$147,339	
Total 99000 COMPLETED PROJECTS								19,997			19,997	147,339		\$167,335	
Total Other Expenses	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000	\$3,246,913	\$0	\$0	\$3,246,913	\$325,296	\$0	\$3,637,208	
NET OTHER INCOME	\$-65,000	\$0	\$0	\$0	\$0	\$0	\$-65,000	\$-3,246,913	\$0	\$0	\$-3,246,913	\$-325,296	\$0	\$-3,637,208	
NET INCOME	\$872,892	\$-305,200	\$-462,623	\$-39,515	\$-106,499	\$-34,055	\$-75,000	\$-2,306,109		\$21,626	\$30,000	\$-2,254,483	\$308,194	\$0	\$-2,021,288