

Budget Overview – 2018-2019

Operating Budget – All lots – Cost to each unit is \$113/month

Internet - \$30.00/unit/month

Rate remains the same. Contract was renewed June 2017 for 3 years with 100 Mbps service through Fibersphere.

Garbage - \$0.25/unit/month

No change in rate. Funds the garbage can at the corner of Baler and Windrow.

Water / Sewer - \$16.00/unit/month

No change

Common Area Maintenance - \$3.00/unit/month

Increase from approximately \$1.50/unit/month (\$5,760 budget item) to account for annual playground bark chips, vinyl fence cleaning and other common area maintenance items as needed. Intended to remain the same for the next 5 years.

Association Operations - \$0.75/unit/month

No change. Covers expenses such as our HOA mailbox, mailing, postage and printing, website and domain name and document storage.

Insurance (All Lots) – \$2.25/unit/month

Increase from \$1.34/unit/month. Policies cover Liability, Directors & Officers, Crime, Umbrella and Cyber.

Legal - \$2.25/unit/month

Rate decrease as the Board has been diligent and successful in collecting.

Management Fee - \$19.00/unit/month

No Change.

Accounting and Tax Prep - \$3.00/unit/month

No significant change.

Taxes, Business License, Bank Fees - \$0.50/unit/month

Rate to remain the same.

Landscape Contract - \$25.00/unit/month

Rate decrease.

Landscape Miscellaneous - \$11.00/unit/month

- Rate increase to cover ongoing and regular projects and maintenance outside of maintenance contract.
 - Tree care and maintenance
 - Large area projects (2018-2019)
 - Harvester Ln.
 - Century Dr.
 - Irrigation maintenance and repairs.
 - Bark installation
 - Bio-swale cleaning and pruning
 - Arborvitae shearing

Operating Budget – Extra Rowhouses - Cost to each unit is \$51.00/month

- **Rowhouse Maintenance** - \$20.00/unit/month
Rate to remain the same. This covers the cost of gutter cleaning and maintenance, moss treatment for roofs, pest management on a case-by-case basis and non-capital repairs as necessary.
- **Insurance** - \$31.00/unit/month
Rate to remain the same. This covers the following:
 - Package Policy – exterior “studs out” insurance
 - Earthquake Policy

Reserve Contribution – Per Reserve Studies

Please review the 2018-2019 Reserve Study which has been posted to the HOA’s website, and direct any questions to Century 21 Turner for review by the HOA Board. The Board unanimously voted at our May 2018 Board meeting to adopt the Reserve Study and follow Option 2 under the Rowhouse Plan. Please note that all HOA members pay for the contributions allocated under “All Lots” and then owners of both “Tamaracks” and “Rowhouses” pay an additional amount for items specific to their properties which are capital expenses. The Board has worked diligently to structure the Reserve Study and finances to allow for 5-year rate increases in regard to the Reserves, instead of annual.

- “All Lots” – \$15/unit/mo. To remain constant until F.Y. 2023
- Extra “Tamaracks” – \$35/unit/mo. to remain constant until F.Y. 2023
 - Tamarack Lot numbers (43-59, 65-75, 96-112) = 45 units
- Extra “Rowhouses” – \$82/unit/mo. to remain constant until F.Y. 2023
 - Rowhouse Lot numbers (001 – 042, 060 – 064, 076 – 093) = 65 units