

Association Costs	2021 Assessment year	2022 Assessment year	Differences between 2021 and 2022
Gate controller board purchased 2021 \$425		\$425.00	Secondary Gate controller board was required to be replaced. Cost was parts only, labor provided by Randy and Ed This money came from reserves and we need to replace it.
Rowan Ct shoulder gravel and Roundabout decorative gravel	\$220.00	\$173.50	Spent \$93.50 for decorative roundabout rock Shoulder rock cost is up to \$300 per truck load, we have \$126.00 from 2021 so we need \$300-\$126.50 = \$173.50
Central Electric CoOp (entrance Power)	\$372.00	\$384.00	Increase \$1 per month in CEC cost - Avg \$32 per month
CPA / Taxes	\$0.00	\$0.00	THANKS Deb for volunteering with the taxes again this year!
Liability Ins (Country Financial)	\$472.00	\$457.00	Increased from \$472 to \$475 - Due March 1st plus Farm bureau membership fee for Insurance #334989798
Spraying	\$118.00	\$90.00	Change to 1 jug for upper and lower roundabouts along with bridge and surrounding area.
Annual Non-Profit Reporting Fee / Renewal / Oregon State Corporation license fee	\$50.00	\$50.00	No change
Office Supplies	\$0.00	\$0.00	
Entrance lighting (Keypad and Gate and reflective tape for gate and keypad)	\$100.00		Purchased Gate light and reflective tape but the Lights for keypad and mailbox were donated by Wilhelm's -
Road sealing every ~6 years (9K/6yr = \$1500)	\$1,500.00	\$1,500.00	No change - Last Sealcoat was in 2018, next seal coat 2024
Gate - Batteries 270/6 = \$45		\$0.00	Priced replacement battery, we can get 4ea 12v 7ah duracell batteries @ Batteries Plus Bulbs for ~\$250. Factory is \$270 (270/6=\$45 per year) Currently reserves has \$270 set aside for new batteries. Once we spend the \$270 we'll start adding \$45 per/yr for 6 years providing another \$270.

Gate - Lights \$40 / 5yr = \$8		\$8.00	New lights ~\$40, replace every 5yr. Last replaced 2022
Road Maintenance Gravel 12yd every 4 yr 300/4 = 75 per year			1 truck load at \$300 / 4yr = \$75 per year Start this in 2023?? giving us \$300 in 2027 to purchase another 12yd of gravel
Gate Wood stain (\$60 / 2)		\$30.00	Stain wood every 4yr, \$30 this year and \$30 in 2023 plan to stain in 2023
Gate Controller Board (\$425 / 3yr)		\$141.67	Forcast a controller board replacement in 3 years (2023). Once we have 425 we can stop including this in the annual budget
Total Operating Costs	\$1,332.00	\$1,579.50	
Total Operating Costs per owner minus 'Overage accumulated from previous year'	\$1,217.00	\$1,579.50	
Total Operating Costs per owner	\$81.13	\$105.30	\$1,579.50
Total Reserve Fund	\$1,500.00	\$1,679.67	
Total Reserves per owner	\$100.00	\$111.98	\$1,679.67
Overage accumulated from previous year	\$ 115.00		
Total	\$ 2,717.00	\$ 3,259.17	
Total Assessments	\$ 181.13	\$ 217.28	\$3,259.17

