

Association Obligations	2022 Assessment year	2023 Assessment year	Current Reserves	Differences between 2022 and 2023
Gate Contoller Board repayment	\$425.00	\$0.00		
Rowan Ct shoulder gravel and Roundabout decorative gravel	\$173.50	\$0.00	NA	
Central Electric CoOp (entrance Power)	\$384.00	\$421.92	NA	
CPA / Taxes	\$0.00	\$0.00	NA	
Liability Ins (Country Financial)	\$457.00	\$490.00	NA	Insurance + farm bureau membership
Spraying	\$90.00	\$50.00	\$90.00	\$140 available for 2023
Annual Non-Profit Reporting Fee / Renewal / Oregon State Corporation license fee	\$50.00	\$50.00	NA	
Office Supplies	\$0.00	\$0.00	NA	
Snow Plowing	\$0.00	\$100.00	\$0.00	Implementing a snow plow fund for plower's expenses
Road sealing every ~6 years	\$1,500.00	\$1,500.00	\$6,000.00	4 years * 1500 per year
Gate - Batteries \$270	\$0.00	\$0.00	\$270.00	Priced replacement battery, we can get 4ea 12v 7ah duracell batteries @ Batteries Plus Bulbs for ~\$250. Factory is \$270 (270/6=\$45 per year) Once we spend the \$270 we'll start adding \$45 per/yr for 6 years providing another \$270.
Gate - Lights \$40	\$8.00	\$8.00	\$8.00	New lights ~\$40, replace every 5yr. Last replaced 2022
Road Maintenance Gravel 12yd every 4 yr	\$0.00	\$0.00	\$0.00	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	\$30.00	\$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	\$141.67	\$283.33	Forecast a controller board replacement in 3 years (2023). Once we have 425 we can stop including this in the annual budget
			\$6,591.33	Total should be in savings
<b>Total Operating Costs</b>	<b>\$1,579.50</b>	<b>\$1,111.92</b>		
<b>per lot</b>	<b>\$105.30</b>	<b>\$74.13</b>		
<b>Total Reserve Fund Costs</b>	<b>\$1,679.67</b>	<b>\$1,679.67</b>		
<b>per lot</b>	<b>\$111.98</b>	<b>\$111.98</b>		

Association Obligations	2022 Assessment year	2023 Assessment year	Current Reserves	Differences between 2022 and 2023
Total	\$3,259.17	\$2,791.59		
per lot	\$217.28	\$186.11		-\$31.17