

Association Obligations	2023 Assessment year	2024 Assessment year	Current Reserves Before 2024 Assessments	Budgeted Reserves	Differences between 2023 and 2024 & notes
Central Electric CoOp (entrance Power)	\$421.92	\$457.08	NA		Averaged \$38.09 per month last month unknown
CPA / Taxes	\$0.00	\$0.00	NA		
Liability Ins (Country Financial)	\$490.00	\$490.00	NA		Insurance + farm bureau membership
Spraying	\$50.00	\$0.00	NA	\$50.00	None used this year (keep \$50 in checking)
Annual Non-Profit Reporting Fee / Renewal / Oregon State Corporation license fee	\$50.00	\$50.00	NA		None
Office Supplies	\$0.00	\$0.00	NA	\$50.00	None used this year. Keep \$50 in checking
Snow Plowing	\$100.00	\$78.00	NA		Implementing a snow plow fund for plower's expenses
Road sealing every 6 years	\$1,500.00	\$4,650.00	\$7,300.00	\$11,950.00	6900 + 300 from rainy day + 100 excess checking
Rainy Day Fund	\$0.00	\$0.00	\$78.80		For unexpected items (keep under 100)
Gate - Batteries \$270	\$0.00	\$0.00	\$270.00	\$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	\$16.00	\$40.00	New lights ~\$40, replace every 5yr. Last replaced 2022
Road Maintenance Gravel 12yd every 4 yr	\$0.00	\$93.75	\$0.00	\$375.00	1 truck load at \$375 / 4yr
Gate Wood stain (\$60 / 2)	\$30.00	\$0.00	\$60.00	\$60.00	Stain wood every 4yr, \$30 this year and \$30 in 2023 plan to stain in 2023
Gate Controller Board (\$425 / 3yr)	\$141.67	\$74.96	\$425.04	\$500.00	Forecast a controller board replacement in 3 years (2023). Once we have \$500 we can stop including this in the annual budget
			\$8,149.84		Current Reserves
Total Operating Costs	\$1,011.92	\$1,075.08			
per lot	\$67.46	\$71.67			
Total Reserve Fund Costs	\$1,679.67	\$4,826.71			
per lot	\$111.98	\$321.78			
Total	\$2,691.59	\$5,901.79			
per lot	\$179.44	\$393.45			\$214.01