

Eagle Crest Community Association

5 Year Budget - WORKSHEET

	2022 Actual	2023 Actual	2024	2025	2026	2027	2028
Beginning Balance:	\$23,639	\$21,096	\$20,463				
Dues Actual/Recommended	\$200	\$200	\$330	\$330	\$330	\$330	\$330
Income: Homeowners Dues to be Collected	\$12,600	\$12,600	\$20,790	\$20,790	\$20,790	\$20,790	\$20,790
Dues Late Payment Penalty	\$100	\$40	\$0	\$0	\$0	\$0	\$0
Dues in Arrears Interest	\$18	\$10	\$0	\$0	\$0	\$0	\$0
Bank Interest	\$1	\$1	\$1	\$1	\$1	\$1	\$1
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CC&R Reimbursement	\$10	\$0	\$0	\$0	\$0	\$0	\$0
Total Income	\$12,729	\$12,651	\$20,791	\$20,791	\$20,791	\$20,791	\$20,791

Expenses: <i>Administrative</i>							
Annual Meeting Expense (5%)	\$0	\$0	\$100	\$105	\$110	\$116	\$122
Postage (5%)	\$0	\$0	\$60	\$0	\$63	\$0	\$0
Supplies (8%)	\$0	\$13	\$14	\$15	\$16	\$18	\$19
Bank Charges	\$10	\$0	\$0	\$0	\$0	\$0	\$0
Printing / Copies / Newsletters/Covenants	\$156	\$0	\$0	\$3,000	\$0	\$0	\$0
Sub Total	\$166	\$13	\$174	\$3,120	\$190	\$134	\$141

<i>Landscape</i>							
Grounds Contract (2yr contract, 8% incr)	\$4,981	\$5,105	\$6,513	\$6,513	\$7,034	\$7,034	\$7,597
Detention Pond grass mowing (8%)		\$0	\$5,685	\$5,685	\$6,140	\$6,140	\$6,631
Special Landscaping (trees) (8%)	\$50	\$1,052	\$0	\$1,136	\$0	\$1,227	\$0
Storm Drain vault maintenance (10% in 4yrs)	\$0	\$14	\$1,049	\$0	\$0	\$0	\$1,154
Detention Pond Maint - signs, etc. (8%)	\$0	\$115	\$124	\$134	\$145	\$156	\$169
Detention Pond Berm & Excavation (in 30 yrs)	\$0	\$3,363	\$0	\$0	\$0	\$0	\$0
Water (June-Sept)	\$0	\$0	\$100	\$100	\$100	\$100	\$100
Backflow Prevention (8%)	\$57	\$0	\$67	\$72	\$78	\$84	\$91
Plants and Materials (5%)	\$0	\$108	\$113	\$200	\$210	\$250	\$263
Sub Total	\$5,088	\$9,755	\$13,651	\$13,841	\$13,707	\$14,992	\$16,004

<i>Other Expenses</i>							
IRS Non-Profit Income Tax Report	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Liability Insurance (8% increase)	\$2,297	\$2,429	\$2,623	\$2,833	\$3,060	\$3,305	\$3,569
PO Box rental (5% increase)	\$212	\$226	\$237	\$249	\$262	\$275	\$288
Mailbox Replacement (box + install) (in 30 yrs)	\$7,402	\$755	\$0	\$0	\$0	\$0	\$0
Annual Report, WA Sec of State	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Attorney/CC&R Amend Fees	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0
Website (5%)	\$86	\$86	\$90	\$95	\$99	\$104	\$110
Sub Total	\$10,017	\$3,516	\$6,971	\$3,197	\$3,441	\$3,704	\$3,987
Total Expenses:	\$15,271	\$13,285	\$20,796	\$20,158	\$17,338	\$18,829	\$20,132
Average Expense per Lot	\$242	\$211	\$330	\$320	\$275	\$299	\$320
Cash Balance/ Emergency Fund	\$21,096	\$20,463	\$20,457	\$21,089	\$24,542	\$26,504	\$27,162
Checking Acct - routine spending & emergencies	\$21,096	\$20,463	\$19,147	\$18,404	\$20,413	\$20,857	\$19,923
"Set Aside" Savings for future Excavation (5%)			\$905	\$950	\$998	\$1,048	\$1,100
"Set Aside" Savings for future mailbox (5%)			\$405	\$425	\$447	\$469	\$492
Total Savings for Pond excavation & Mailboxes			\$1,310	\$2,686	\$4,130	\$5,646	\$7,239
Ending Assets = Checking + Savings			\$20,457	\$21,089	\$24,542	\$26,504	\$27,162

Fiscal objectives: Maintain minimum \$20K checking acct to cover unanticipated emergencies (BUT does not account for inflation). Minimizing increases to dues.

avoid special assessments, but utilize if necessary for emergencies that deplete our cash reserve.

Self-help projects can no longer be anticipated due to a lack of volunteers. Projected expenditures are increased for landscaping.

2024 Renew Landscape contract with 3M&M, est 8% increase and also \$1,000 additional for added maintenance of Hwy20 common area.

2024 Estimate 2 additional detention pond grass cuttings per year to control grass (mandated by City) Est \$2,632 per additional cut.

2024 update 30 year old CC&Rs planned. Est \$4,000 legal fees and \$3,000 cost to print and distribute to homeowners the following year or sooner.