

Budget Overview – 2022-2023

Operating Budget – All lots – Cost to each unit is \$135/month

Management Fee - \$19.00/unit/month

No change.

Printing Postage and Mailing – Previously Association Operations - \$0.25/unit/month

Reduction in cost. Covers expenses such as our HOA mailbox, mailing, postage, and printing.

Insurance (All Lots) – \$2.75/unit/month

Rate increase of \$0.50/unit/mo. Policies cover Liability, Directors & Officers, Crime, Umbrella and Cyber.

Professional Services – Previously Legal & Accounting - \$3.25/unit/month

Rate decrease based on 2021-2022 expenses.

Tax Prep – Previously Accounting and Tax Prep - \$0.75/unit/month

Rate decrease based on 2021-2022 expenses.

Licenses, Permits and Taxes – Previously Taxes, Business License, Bank Fees - \$0.50/unit/month

Rate decrease based on 2021-2022 expenses.

Landscape Contract - \$42.50/unit/month

Rate increase of \$1.50/unit/month based on addition of annual turf aeration and backflow testing into contract.

Landscape Miscellaneous - \$15.00/unit/month

Rate decrease of \$5.00/unit/month to reflect actual expenses.

- Tree care and maintenance
- Irrigation maintenance and repairs
- Arborvitae shearing (every other year)
- Mulch installation
- Playground bark chips

General Maintenance - \$1.00/unit/month

No change in rate. Costs cover common area maintenance items as needed.

Telecommunications – Previously Internet - \$30.00/unit/month

Rate remains the same. Contract effective April 1, 2021, for 7-years with Sherwood Broadband to provide 1Gbps fiber service to all homes within the HOA.

Garbage - \$0.00/unit/month

Removed

Water / Sewer - \$20.00/unit/month

No change.

Operating Budget – Extra Rowhouses - Cost to each unit is \$54.00/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** - \$34.00/unit/month
Rate to remain the same based on 2022 quotes. Policies cover the following:
 - Package Policy – exterior “studs out” insurance.
 - Earthquake Policy

Reserve Contribution – Per Reserve Studies

Please review the 2022-2023 Reserve Study which has been posted to the HOA’s website and direct any questions to Century 21 Northstar for review by the HOA Board. The Board unanimously voted at our May 2022 Board meeting to adopt the Reserve Study. 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.

- “All Lots” – \$15/unit/mo.
- Extra “Tamaracks” – \$45/unit/mo.
 - Tamarack Lot numbers (43-59, 65-75, 96-112) = 45 units
- Extra “Rowhouses” – \$100/unit/mo.
 - Rowhouse Lot numbers (001 – 042, 060 – 064, 076 – 093) = 65 units