

River Crossing Homeowners' Association
PROPOSED 2023 BUDGET

INCOME AND EXPENSES	2023 Proposed Budget	Notes	2022 Budget	2022 Actual
Adjustment				\$225.00
Annual Membership Dues				
Uncategorized Income				
Annual Membership Dues - Other	\$46,075.00	97 homes x \$475 (includes \$400 credit to be transferred from savings) Transfer shown to balance budget - cover North Pond Pump Replacement, improvements and maintenance	43650	\$43,650.00
Transfer From Savings	\$10,241.00			\$0.00
Fines				\$65.00
Interest	\$35.00		50	\$26.86
Late Fees				\$15.00
Transfer Fees				\$2,500.00
Total Income	<u>\$56,351.00</u>		<u>\$43,700.00</u>	<u>\$46,481.86</u>
Information Technology	\$350.00		500	\$336.72
Insurances				
American Insurance Corporation	\$2,574.00	No increase in Basis HOA Insurance Coverage	2574	\$2,574.00
Greenwich Insurance	<u>\$1,205.00</u>	Actual increase in Liability Insurance Umbrella	<u>918</u>	<u>\$918.00</u>
Total Insurances	<u>\$3,779.00</u>		<u>\$3,492.00</u>	<u>\$3,492.00</u>
IRS Taxes	\$15.00			\$11.36
Landscaping				
Landscape Committee	\$26.00			\$21.43
Bartlett Tree Experts	\$1,200.00	Spraying of all Round-about Trees	435	\$1,094.68
Greenbelt Tree Removal	\$4,000.00	Currently have requests for 4 trees to be removed	1200	\$4,560.00
Landscape Improvements	\$4,000.00	Includes South-end berm improvement and new bark in all common areas 2022 Expenses did not include November/December charges due to change in landscape company - increased costs by two months in 2023	3282	\$10,317.92
Durango Green Landscaping Co.	<u>\$26,321.00</u>		<u>21200</u>	<u>\$17,822.96</u>
Total Landscaping	<u>\$35,547.00</u>		<u>\$26,117.00</u>	<u>\$33,816.99</u>
Legal Fees	\$350.00		500	\$130.00
License & Permit	\$100.00		10	\$89.63
Mail Box Rental	\$250.00		200	\$212.00
Members Relations	\$50.00		50	\$352.77
Mutt Mitts	\$500.00		445	\$592.66
Office Supplies	\$25.00		25	\$0.00
Postage	\$150.00		50	\$0.00
Printing & Publications	\$25.00		25	\$0.00
Reconciliation Discrepancies	\$0.00			\$25.00
Repairs & Maintenance	\$8,000.00	Includes replacing north pond pump - cost estimated at around \$6,000 and other repairs Payment started in 2022 when County discovered Buchan had inaccurately recorded	4900	\$3,487.29
Snohomish Co. Property Tax	\$150.00	HOA owned property: Pond/park/west end lot of entry pond	36	\$147.11
Uncategorized Expenses	<u>\$0.00</u>			<u>\$0.00</u>
Total Misc. Expenses	<u>\$9,600.00</u>		<u>\$6,241.00</u>	<u>\$5,036.46</u>
Utilities (Water & Power)				
Silverlake Water District	\$4,310.00		4600	\$3,990.20
Snohomish County PUD	<u>\$2,750.00</u>		<u>2750</u>	<u>\$2,106.15</u>
Total Utilities (Water & Power)	<u>\$7,060.00</u>		<u>\$7,350.00</u>	<u>\$6,096.35</u>
Total Expenses	<u>56,351.00</u>		<u>\$43,700.00</u>	<u>48,789.88</u>

HOA Balances as of:	2/1/2023		1/31/2022	
Business Premium Savings	\$23,748.72		\$9,550.07	
Community Business	<u>\$86,666.44</u>		<u>\$68,625.11</u>	
Total Available Funds:	<u>\$110,415.16</u>		<u>\$78,175.18</u>	