

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - DECEMBER, 2013

## 2014 BUDGET

At the November board meeting, the 2014 budget was approved after a great deal of deliberation. For the upcoming year, the base rate will be increased by one dollar per month to \$12.00. Additionally, the water use rate will also be increased by one dollar per month. With a use rate of \$35.00 and a base rate of \$12.00, most users will see a combined increase of two dollars per month. This new rate increase is half of what the Board had projected in the budget adopted one year ago.

Association dues will remain unchanged for 2014. Last year's budget had proposed an increase of \$2.04/acre/year, but due to lower than anticipated Association expenses, the Board feels confident that we can continue to operate without additional revenue.

A copy of the approved budget is included with this newsletter. This budget will be ratified at the December board meeting unless opposed by a majority of Association members. Please feel free to contact a Board member if you have questions about the budget.

## FINANCIAL PLANNING

The Board's goal is to have \$60,000.00 in the Capital Improvements fund by 2016, in order to complete our water meter installation project. This project is mandated by the Washington State Department of Health, and must be completed by January, 2017. The budget projections for 2014 and beyond indicate that we can meet this goal with continued fiscal responsibility.

Rate increases are a difficult decision for the Board because we understand the financial impact on the membership. The Board is charged with responsible management of the Association finances, and setting rates at appropriate levels to meet expenses is part of that responsibility. This is a balancing act that requires rates to be reasonably and equitably set while still paying the bills and putting aside money for future expenses.

The other side of responsible management is keeping costs down. As you review the 2014 budget, you will notice that there are four expense categories for the water system. They include system operator, testing/permits/fees, electricity, and maintenance and repairs. The first two categories are essentially fixed

costs, with no opportunity for reducing expenses. Any savings to be realized in the operation of the water system must come from reductions in the electrical bill or in lower maintenance costs.

The current Board hopes to achieve the financial goals of Crumbacher Estates through appropriate rates and responsible spending. We appreciate the support of many members in the steps that have been taken, as well as the feedback received in response to proposed actions. Your constructive input in the budget process is encouraged and appreciated.

## FINANCIAL REPORT – 11/1/13

<b>Bank Accounts:</b>	<b>\$50,170.29</b>
CD 1962 – Capital Improvements	\$5,512.62
CD 8101 – Capital Improvements	\$5,248.04
Checking – Operations	\$10,307.57
Savings – Association Dues	\$5,172.44
Savings – Capital Improvements	\$12,122.74
Savings – Emergency Reserve	\$11,800.00
Savings – Unallocated	\$6.88
<b>Accounts Receivable:</b>	<b>\$6,634.27</b>
<b>Undeposited Funds:</b>	<b>\$0</b>
<b>Total Assets:</b>	<b>\$56,804.56</b>

## UPCOMING MEETINGS

The next Board meeting will be held on December 23<sup>rd</sup>, 2013, at the home of President Doug Hale, 4 Norway Pines Drive. The meeting will begin at 7:00 p.m.

## CONTACT YOUR BOARD

As always, we value your input and support. Please use any of the following options to contact your Board.

Doug Hale, President	826-1653
Darren Schmidt, Vice President	826-2622
Ken Radford, Secretary/Treasurer	826-1977
Rennie McCormick, Director	826-8034
Roxana Martin, Director	826-3842

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