

Mirasett Homeowners Association 2022 Proposed Dues Increase

The amounts in the 2021-2023 columns are only estimates and are provided to aid in the preparation of a proposed budget. This document should not be considered an official financial statement and may change.

	2017 Actual	2018 Actual	2019 Actual	2020 Actual	2021 Budget	2022	2023
Funds Brought Forward	\$ 19,448.14	\$ 28,615.63	\$ 26,796.15	\$ 16,018.49	\$ 11,375.26	\$ 2,687.26	\$ 1,167.26
INCOME							
Total Income	\$ 14,660.00	\$ 13,780.00	\$ 13,250.58	\$ 14,233.06	\$ 13,140.00	\$ 13,140.00	\$ 13,140.00
EXPENSES							
Operating Expenses-Admin							
Annual Meeting	45.00	0.00	65.00	20.00	40.00	40.00	40.00
USPS PO Box	90.00	96.00	115.00	118.00	118.00	150.00	150.00
Office Supplies	154.49	82.58	203.02	59.30	200.00	200.00	200.00
Bank Charges/fees	0.00	0.00	0.00	0.00	20.00	20.00	20.00
Insurance	1,653.06	1,659.07	1,576.00	1,122.00	1,650.00	1,650.00	1,650.00
Maintenance & Repairs							
Common Area Lawncare	2,423.03	2,614.15	12,376.46	8,298.13	9,500.00	9,500.00	9,500.00
Fence Maintenance	0.00	431.60	508.90	0.00	500.00	500.00	500.00
Landscape at Sign	0.00	428.50	0.00	0.00	100.00	100.00	100.00
Storm Damage Repair	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Maintenance Projects/Emergencies							
Discretionary Maintenance	0.00	50.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Tree Removal/replacement	240.00	9,875.68	8,534.57	9,258.86	8,200.00	1,000.00	1,000.00
Reserves	0.00	0.00	0.00	0.00	0.00		
* City of Tumwater (Water)	\$184.94	\$25.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
* Legal Services	0.00	0.00	106.96	0.00	0.00	0.00	0.00
* Community BBQ Event	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* Community Garage Sale	0.00	0.00	19.00	0.00	0.00	0.00	0.00
* Clean up day	18.00	335.93	0.00	0.00	0.00	0.00	0.00
* Website charges	0.00	0.00	523.33	0.00	0.00	0.00	0.00
Total Expenses	\$4,808.52	\$15,599.48	\$24,028.24	\$18,876.29	\$21,828.00	\$14,660.00	\$14,660.00
					\$11,375.26	\$2,687.26	\$1,167.26
							-\$352.74

* Line items in blue have already been cut from the current budget.

	Annual Increase		Annual Total Dues	Annual Expenses	Annual Diff.
Reserves: 25% Exp. \$3,665		\$180.00	13,140.00	14,660.00	(1,520.00)
Consider semi-annual dues	\$10	\$190.00	13,870.00	14,660.00	(790.00)
Landscaping is very basic limited services	\$20	\$200.00	14,600.00	14,660.00	(60.00)
Fence maintenance	\$30	\$210.00	15,330.00	14,660.00	670.00
Parking strip improvement	\$40	\$220.00	16,060.00	14,660.00	1,400.00

Mirasett Homeowners Association 2022 Proposed Dues Increase

5 Yr average 10,026 5000 15,026	Proposal A	2022	2023	2024	2025	2026	2027	
	Each Home	230.00	230.00	230.00	250.00	250.00	250.00	1440.00
	Total Dues	16790.00	16790.00	16790.00	18250.00	18250.00	18250.00	
	Expenses	15026.00	15401.65	15786.69	16181.36	16585.89	17000.54	2.5% inc/yr
	Net increase	1764.00	1388.35	1003.31	2068.64	1664.11	1249.46	
	\$ increase	50.00	0.00	0.00	20.00	0.00	0.00	
	Proposal B	2022	2023	2024	2025	2026	2027	
	Each Home	210.00	220.00	230.00	240.00	250.00	260.00	1410.00
	Total Dues	15330.00	16060.00	16790.00	17520.00	18250.00	18980.00	
	Expenses	15026.00	15401.65	15786.69	16181.36	16585.89	17000.54	2.5% inc/yr
	Net increase	304.00	658.35	1003.31	1338.64	1664.11	1979.46	
	\$ increase	30.00	10.00	10.00	10.00	10.00	10.00	
	Proposal C	2022	2023	2024	2025	2026	2027	
	Each Home	250.00	250.00	250.00	250.00	250.00	250.00	1500.00
	Total Dues	18250.00	18250.00	18250.00	18250.00	18250.00	18250.00	
	Expenses	15026.00	15401.65	15786.69	16181.36	16585.89	17000.54	2.5% inc/yr
	Net increase	3224.00	2848.35	2463.31	2068.64	1664.11	1249.46	
	\$ increase	70.00	0.00	0.00	0.00	0.00	0.00	