



## ***Eagle Bend West Community Association, Inc.***

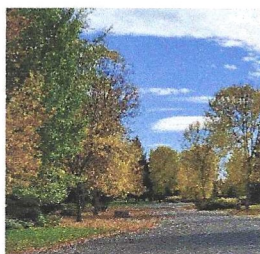
*In the greater Harbor Village community- a great place to live!*

**To: Members, Eagle Bend West Community Association, Inc.**

**Date: November 1, 2021**

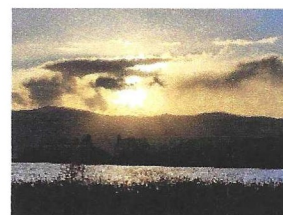
**Subject: Memo to Members: Proposed 2022 EBWCA Budget**

---



The colors of fall in our community have been magnificent, perhaps harbingers of a cold and snowy winter that the National Oceanic and Atmospheric Administration is indicating for our part of Montana.

And already we're seeing more periodic winter-like clouds and squalls over Flathead Lake.



### **EBWCA 2022 Budget**

This is also the time of year in which the EBWCA Board and management company turn to preparing a proposed budget for the coming year as required by our CC&Rs. Led by Treasurer Stuart Cole, the Board has agreed on the attached proposal for your review. We would welcome any comments you care to make. A final budget will be adopted, with a 2022 dues amount set accordingly, by December 1.

As you will see, the proposed budget would result in a dues increase to \$443 per quarter from the current \$365 per quarter. You'll recall that dues were \$395 per quarter as recently as 2015.

Our 20+ year old infrastructure is requiring repairs and replacements at an increasing frequency. This year to date we have had irrigation line repairs totaling over \$15,000 against an estimated budget amount of \$2,200; a new waterfall pump reduced our capital reserves by \$8,000. A new landscape company contract starting 2022 will include maintenance of the new plantings, but costs will increase by 37%. Other small increases were offset by lower than expected snow removal, legal, and sign maintenance costs. Our reserves have been depleted slightly and are estimated to be approximately \$35,000 for capital and \$16,000 for operating at year end. The proposed new budget anticipates more irrigation repair costs, but if we are fortunate not to have them, the dues increase will restore our operating reserves and possibly permit a dues decrease the following year.

More specifically:

- No increase is proposed in budgeted contributions for the Road Reserve (\$30/lot/year) or Capital Reserve (\$60/lot/year) accounts. The former will continue to grow since fortunately no major road replacement or upgrade is expected over the next several years. The Capital Reserve will gradually replenish itself after an unanticipated drawdown for a new waterfall pump in addition to the budgeted landscaping project at Harbor Drive and Canal Street as well as construction of a fence around the lift station at the same site. No capital projects are currently planned for 2022.

- Costs for Pavilion maintenance are expected to be a bit higher. Since all Harbor Village Associations jointly own and manage the Pavilion, all will need to share in any increase in contributions. We are budgeting for a small increase. That increase will only apply if all five of the Harbor Village Neighborhood Council associations agree to it.
- Management company costs will remain constant under a long-term contract that lasts until 2023.
- In the largest single budget category, Grounds and Maintenance, despite consolidation of landscape and lawn maintenance elements under a newly-negotiated contract, costs for maintenance services have risen for EBWCA as they have for businesses and individuals in general. We have capped those costs for the next two calendar years.
- As expected, our legal costs have continued to decline despite work done to update our CC&Rs. The proposed budget reflects expected continuing decline. Even the next anticipated project, gaining formal title to the EBCA common areas, should be accomplished in 2022 at a cost well within the budgeted amount.
- Finally, with the possibility of a colder and snowier winter, we have decided to hold the snow removal budget constant even though we have not used the full amount in recent years.

If you have any questions, or would like more budget detail, please contact Stuart Cole directly at (310) 367-2646. Please let us know by Monday, November 15, if you have any comments.

### Financial Review Results

As required to be completed periodically, a financial accounting review was done by an outside auditor this year. No deficiencies were found in any area covered, from internal control over operations, to timely deposits of funds and bank reconciliations, to accounts payable documentation and support.

-0-

Please remember that Board Meeting dates and locations are posted on our [eaglebendwestmt.us](http://eaglebendwestmt.us) website so you may attend anytime. We do suggest that you contact Property Manager Dave Roberts in advance just to see if there has been a last-minute change in time or location.

As always, if you have questions, comments, or suggestions, please contact any one of us.

  
Dena Brunskill  
(760) 567-9250

  
Aaron Rudio  
(406) 750-4547

  
John Cannon  
(949) 310-8254

  
Bill Whitsitt  
(406) 309-0890

  
Stuart Cole  
(310) 367-2646

David Roberts  
Property Manager  
406.253.2840

[droberts@westernmountains.com](mailto:droberts@westernmountains.com)



**Eagle Bend West Community Association, Inc.**

2022 Proposed Budget 10/1/21 (2nd Draft)

58 Lots @ \$443.00 Dues per Quarter

Notes

<b>INCOME:</b>		
Association Dues	\$ 102,775.00	Operating Funds \$84,895 + Road Reserve \$6,960 + Capital Reserve \$13,920
Road Reserve account interest	\$ 500.00	
Design / Transfer Fees	\$ 500.00	
Vacant Lot Mowing (In & Out)	\$ 2,000.00	Revenue Neutral
<b>Total Income:</b>	<b>\$ 105,775.00</b>	
<b>EXPENSES:</b>		
<b>General &amp; Administrative:</b>		
Management Contract	\$ 6,000.00	
Postage and Delivery	\$ 700.00	
<i>D&amp;O and liability insurance</i>	\$ 2,500.00	
Audit / Accounting	\$ 200.00	
Income Tax	\$ 250.00	
Licenses & Filing Fees	\$ 20.00	
Legal Fees	\$ 2,500.00	
Website	\$ 500.00	
Socials	\$ 1,500.00	
Architectural/Secty Fees	\$ 300.00	
<b>Total General &amp; Administrative</b>	<b>\$ 14,470.00</b>	
<b>Pavilion:</b>		
EBWCA Contribution	\$ 4,350.00	
<b>Total Pavilion:</b>	<b>\$ 4,350.00</b>	
<b>Grounds &amp; Maintenance:</b>		
Lawn & Flowers Contract	\$ 22,575.00	
Grounds Extras	\$ 1,000.00	
<b>Total Lawn Maintenance</b>	<b>\$ 23,575.00</b>	
Flowers purchase	\$ 600.00	
Tree Maintenance	\$ 3,300.00	
<b>Total Landscape Maintenance</b>	<b>\$ 3,900.00</b>	

## Eagle Bend West Community Association, Inc.

Irrigation On/Off	\$ 1,000.00	
Irrigation Pump Maint. (5)	\$ 1,500.00	
Irrigation Repairs (sprinklers)	\$ 10,000.00	
<b>Total Irrigation Maintenance</b>	<b>\$ 12,500.00</b>	
Waterfall Maintenance	\$ 2,000.00	
<b>Total Pump Maintenance</b>	<b>\$ 2,000.00</b>	
Christmas Decorations	\$ 50.00	
Lighting Repair	\$ 100.00	
Pond Weed Control	\$ 200.00	
Painting	\$ 250.00	
<b>Total Other Ground Maintenance</b>	<b>\$ 600.00</b>	
Vacant Lot Mowing	\$ 2,000.00	
<b>Total Vacant Lot Mowing</b>	<b>\$ 2,000.00</b>	
Electricity	\$ 5,500.00	
<b>Total Utilities</b>	<b>\$ 5,500.00</b>	
<b>Total Grounds &amp; Maintenance:</b>	<b>\$ 50,075.00</b>	
<b>Road Maintenance</b>		
Crack Sealing	\$ 4,000.00	
Snow Removal	\$ 4,000.00	
Street Sign Maintenance	\$ 1,000.00	
Sidewalk/Gutter Repair	\$ 1,000.00	
Sweep Roadways	\$ 500.00	
<b>Total Roads Maintenance:</b>	<b>\$ 10,500.00</b>	
<b>Total Expenses:</b>	<b>\$ 79,395.00</b>	
Road Replacement Fund (RR) \$30/Y	\$ 6,960.00	
Road reserve account interest	\$ 500.00	
Capital Reserve Fund (CR) \$60/YR	\$ 13,920.00	
Op funds addition (contingency)	\$ 5,000.00	
<b>Total Reserve Funds:</b>	<b>\$ 26,380.00</b>	
<b>Total Expenses &amp; Reserves:</b>	<b>\$ 105,775.00</b>	