

Chiwawa Communities Association Chiwawa River Pines		
2026 Approved Budget		
Lots with water 338	(\$1,500 yr.)	\$ 507,000.00
Lots with out water 30	(\$600 yr.)	\$ 18,000.00
1st half (\$750/\$300) due by Feb 15th, Second half due by September 1st		
Month-to-month payment options are available upon request		
Income		
Assessment Income		\$ 525,000.00
Expenses		
Administration		
Accountant		\$2,600.00
Reserve Study		\$1,500.00
Audit/ Agreed Review		\$4,000.00
Computer Hardware / Software		\$3,200.00
Insurance		\$51,000.00
License, Permits, Fees		\$426.00
Mail		\$3,554.12
Meetings		\$1,881.00
Office Supplies		\$2,867.00
Utilities		\$8,046.00
Attorney Fees		\$16,000.00
Manager		\$21,600.00
Bookkeeper		\$11,000.00
	Administration Total	\$127,674.12
General Maintenance & Operations		
Fire Wise / Common Area Maintenance		\$6,800.00
Sanican at River		\$750.00
Mosquito Abatement		\$3,122.00
	\$29.00 per lot	\$10,672.00
Water System		
Water System Administrator		\$61,704.00
Professional Organizations Membership and Conferences		\$4,737.70
Contracted Repairs / Equipment rental		\$41,308.00
811 (One Call Concept)		\$52.80
DOH Licensing, fees, permits		\$1,200.00
Fuel		\$2,688.66
Parts, Materials, Supplies		\$37,520.00
Propane		\$347.52
3rd Party Water Quality Testing fee's		\$2,665.00
Well Communication System Mgmt. Annual fee		\$1,690.20
	Water System Total	\$153,913.88
	Land Property Taxes	\$8,100.00
	Operating Expense Total	\$300,360.00
Reserve Funding		
	\$610.43 per lot (\$829.79 less than Reserve Study Recommendation)	\$224,640.00
Net Income		0.00