

ANNUAL REPORT 2026



Established in 1963, the Chiwawa Communities Association (also known as Chiwawa River Pines) owns and operates a community water system and maintains 20 acres of land, providing water and recreational opportunities to over 300 members.

Mission, Vision, Goals & Strategies

The Chiwawa Communities Association Board of Trustees is committed to regularly reviewing and updating their Mission, Vision, Goals, and Strategies. Updates and changes shall be approved by the board of trustees.

Mission

“Provide essential drinking water and access to community spaces that enhances the quality of life and property values for our members.”

Vision

“Maintain a small rural community that supports recreation, friendship, and volunteerism.”

We will pursue our mission by accomplishing the goals set forth here. Some, although not necessarily all, strategies to attain our goals are listed after each goal. Goals are not ordered in any preference or degree of importance.

Goals and Strategies

- A. Effectively communicate with members
 - a. Regularly post on social media and publish newsletters.
 - b. Seek member input.
 - c. Follow up in a timely manner.
- B. Stay current with technology and regulations
 - a. Attend conferences and trainings.
- C. Staff projects and operations at the right levels
 - a. Place an emphasis on reserve funding.
 - b. Proactively maintain and repair assets.
 - c. Seek apprenticeship and scholarship opportunities.
 - d. Seek proposals in a timely manner.
- D. Seek partners / training agents
 - a. Fund attendance to conferences and trainings.
- E. Promote staff technical assistance
 - a. Budget for projected assistance based on historical needs.
- F. Maintain and improve relationships with federal, state, and county regulatory agencies
 - a. Attend conferences and trainings.
 - b. Regularly meet with stakeholders.
- G. Integrate emergency response procedures with support agencies
 - a. Regularly meet, plan, and train with stakeholders.

Contact Information

ChiwawaCommunities Association

2651 Cottonwood Lane
Leavenworth, WA 98826
Office: (509) 763-4309
Email: admin@chiwawariverpines.org
Web: chiwawariverpines.org

Board of Trustees

Term Ends 2027

Vice President--Kris Jones
David Lowrie
Judy Van Eyk

Term Ends 2028

President--Lance Jones
Secretary/Treasurer--Tammy McKee
Sonya Kraski

Term Ends 2029

Sarah Weese

Water System

Administrator (Water Emergencies)

Dan Shaffer
Phone: (509) 699-0607

Administration / Bookkeeping

DVM Solutions LLC
Office: (509) 763-4309
Email: admin@chiawariverpines.org

Resources

Consumer Confidence Report(s)

Web: www.chiwawariverpines.org
Email request:
admin@chiwawariverpines.org

Police

Non-Emergency Sheriff's Dept.
River Com (509) 663-9911

24hr Short-Term Rental (STR) Violations
509-293-4577

Fire

Lake Wenatchee Fire and Rescue
(509) 763-3034
Email: lwfr@nwi.net
Web: <https://www.lwfr.org/>

Electricity

Report an outage:
1-877-783-8123

Chelan County PUD
(509) 663-8121
Web: <https://www.chelanpud.org/>

Garbage

Waste Management
(509) 662-4591
Web: <https://www.wm.com/>

Chelan Mosquito District 4

Chiwawa Mosquito Control District
questions@chiwawadistrict.com

Fish Hatchery

Chelan P.U.D
509-663-8121

Chiwawa Communities Association

Profit and Loss

January-December, 2025

	TOTAL
Income	
Assessment	441,500.00
Convenience Fees	2,975.50
Parts Sold to Members	1,648.56
Returned Check Charges	0.00
Total for Income	\$446,124.06
Gross Profit	\$446,124.06
Expenses	
Accountant	2,595.00
Admin Office Operations	
Computer Assistance	117.07
Computer Software	\$2,267.65
Website	2,325.00
Total for Computer Software	\$4,592.65
Computer/Printer Hardware	-18.42
Depreciation Expense	46,701.73
License, Permits and Fees	499.16
Mail	
Postage	1,144.02
Supplies	2,744.70
Total for Mail	\$3,888.72
Meetings	
Food	44.39
Meeting Space Rental	600.00
Total for Meetings	\$644.39
Office Supplies	819.55
Reserve Study	1,500.00
Utilities	
Garbage	560.89
Internet & Phone	1,682.92
Power	4,698.14
Total for Utilities	\$6,941.95
Total for Admin Office Operations	\$65,686.80
Attorney Fees	16,655.00
Bank Service Charge	1,403.18
Bookkeeper	7,707.10

Chiwawa Communities Association

Profit and Loss

January-December, 2025

	TOTAL
General Maintenance & Operations	
Community Space Maintenance	
Backhoe & Mowing	2,050.40
Fire Wise	3,902.40
Mosquito Abatement	2,384.40
Sanican	617.92
Signage	127.69
Total for Community Space Maintenance	\$9,082.81
Total for General Maintenance & Operations	\$9,082.81
Insurance	50,549.85
Manager	21,600.00
Water System	
Contracted Repairs	23,865.81
Water System Administrator	\$61,668.00
Professional Organizations, Memberships, & Conferences	1,138.18
Total for Water System Administrator	\$62,806.18
Water System Maintenance, Repair, Operations	\$606.32
811 (One Call Concept)	37.81
DOH Permits & Licensing	13,109.35
Fuel	2,583.25
Parts, Materials, Supplies	\$5,402.24
Truck	2,856.36
Total for Parts, Materials, Supplies	\$8,258.60
Propane	201.28
Salal Building / Tank	
Tank Cleaning/ Maint.	5,255.15
Total for Salal Building / Tank	\$5,255.15
Water Quality Testing	2,225.00
Well Tank Communication	1,690.20
Total for Water System Maintenance, Repair, Operations	\$33,966.96
Total for Water System	\$120,638.95
Total for Expenses	\$295,918.69
Net Operating Income	\$150,205.37
Other Income	
Interest Income	12,205.07
Other income	893.15
Total for Other Income	\$13,098.22
Other Expenses	
Land Property Taxes	8,080.41
Total for Other Expenses	\$8,080.41
Net Other Income	\$5,017.81
Net Income	\$155,223.18

Balance Sheet
As of Dec 31, 2025

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Mosquitoes	
Mosquitoes	1,125.73
Total for Mosquitoes	\$1,125.73
Operations	
Checking	2,330.88
Savings*	4,039.44
Total for Operations	\$6,370.32
Reserve Funds	
Capital Reserve	13,136.76
CD	0.00
CD	106,460.98
CD	11.39
WAFed CD	256,536.87
Total for Reserve Funds	\$376,146.00
Total for Bank Accounts	\$383,642.05
Accounts Receivable	
A/R	3,637.00
Total for Accounts Receivable	\$3,637.00
Other Current Assets	
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$387,279.05
Fixed Assets	
Building and Improvements	\$113,477.04
Chiwawa Well	23,289.38
Chiwawa Well Building	52,614.54
Total for Building and Improvements	\$189,380.96
Generator	49,132.27
Land Improvement Fire Wise	48,929.27
Land purchase	\$0.00
Appraisal	1,570.00
Earnest Money	0.00
Land Cost	190,000.00
Phase 1 Enviro	4,036.81
Survey	3,766.75
Total for Land purchase	\$199,373.56
Loan Fees	0.00
Office Equipment	0.00
Truck; Water District	39,446.50

	TOTAL
Water & Fire Systems	\$44,515.58
Chiwawa Well Equipment	81,560.40
Fire Hydrants	16,833.60
Flow Meters	287,705.89
Salal Pump, Building, Generator	8,354.81
Tools	3,054.74
Water System 1540	509,443.83
Total for Water & Fire Systems	\$951,468.85
Total for Fixed Assets	\$1,477,731.41
Other Assets	
Accumulated Amortization	0.00
Accumulated Depreciation	-993,461.04
Total for Other Assets	-\$993,461.04
Total for Assets	\$871,549.42
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	451.31
Total for Accounts Payable	\$451.31
Other Current Liabilities	
Washington State Department of Revenue Payable	0.00
Total for Other Current Liabilities	\$0.00
Total for Current Liabilities	\$451.31
Long-term Liabilities	
Coastal Bank Loan	0.00
Total for Long-term Liabilities	\$0.00
Total for Liabilities	\$451.31
Equity	
Opening Bal Equity	0.00
Retained Earnings	715,874.93
Net Income	155,223.18
Total for Equity	\$871,098.11
Total for Liabilities and Equity	\$871,549.42

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

Projects

Water Line Replacement on Pine Tree

EstimatedCost \$5600

The replacement of the water line at the end of Pine Tree and Riffle is estimated to be in at \$5600. A galvanized line will be removed or a new line may be pulled through the old line if possible. We may be able to save \$1500 if this option is feasible. Additional money will also have to be spent for right of way permits. Pine Tree Road requires remediation.

Raising of the Generator

Estimated Cost \$2500

To protect the water building's generator from future flood damage, we are elevating it above the flood risk zone. This project will require professional electricians to safely disconnect the generator before it is raised, and then reconnect and test it once it is secured in its new position.

Water Tower Maintenance Project

EstimatedCost\$20,000

This maintenance would be scheduled for late fall (October/November) to avoid peak fire season. The water tank will be taken offline for approximately two days to perform essential maintenance and during this time, crews will repair internal corrosion, install a permanent pipe lining, and upgrade the ladder and access hatch. Additionally, Correct Equipment will install permanent pressure transducers for future monitoring. While the system will remain operational on pressure-only mode during installation, the water tank will have no storage capacity for fire suppression. The community will be notified well in advance of the work, and more information will be provided as we approach the start of this project.

Community Programs

Snowmobile, Motorcycle & ATV Trails

Lake Wenatchee Rec. Club
(509) 763-3858
www.lakewenatcheerecclub.org

Fish Lake Sno-Park
(509) 548-6977
www.parks.wa.gov/find-sno-parks/fish-lake-sno-park

Nordic Ski & Snowshoe Trails

Plain Valley Ski Trails
(509) 888-7798
www.skiplain.com

Chiwawa Sno-Park
(509) 763-3101
www.parks.wa.gov/find-sno-parks/chiwawa-sno-park

Nason Ridge Sno-Park
(509) 763-3101
www.parks.wa.gov/find-sno-parks/nason-ridge-sno-park

Camping, Boating, Hiking, Horseback Riding & Paddleboard Rentals

Lake Wenatchee State Park
(509) 763-3101
www.parks.wa.gov/find-parks/state-parks/lake-wenatchee-state-park

Wildfire Safety and Preparedness

NFPA (National Fire Protection Association)

www.nfpa.org/en

www.nfpa.org/education-and-research/wildfire/preparing-homes-for-wildfire

FEMA

www.ready.gov/wildfires

Flood Safety and Preparedness

FEMA

www.ready.gov/floods



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