

GREEN MOUNTAIN PHASE 1
January - December 2026

2026	1787	Operating Budget	2025 Approved Budget	2026 Approved Budget
G/L Code				
		REVENUE		
4000		Assessment Income	\$155,514.67	\$156,553.53
4100		Assessment Income - Shared Pool Phase 1 (227 Homes)	\$43,368.20	\$46,997.89
4105		Assessment Income - Shared Pool Phase 2 (202 Homes)	\$38,591.97	\$41,821.92
		TOTAL REVENUE	\$242,474.84	\$245,373.34
		GROUNDS MAINTENANCE & REPAIR		
5000		Landscape Maintenance Contract	\$2,667.17	\$2,667.17
		TOTAL GROUNDS MAINTENANCE & REPAIR	\$3,667.17	\$2,667.17
		POOL SERVICES		
5630		Pool - Fire System	\$0.00	\$900.00
5775		Pool - Electricity	\$2,434.92	\$3,700.00
5825		Pool - Gas	\$4,655.60	\$4,800.00
5850		Pool - Water & Sewer	\$4,500.00	\$5,500.00
5875		Pool - Cable & Telephone	\$1,014.00	\$1,015.00
6000		Pool - Porter Services	\$3,906.00	\$3,300.00
6005		Pool - Porter Supplies	\$425.00	\$500.00
6010		Pool - Landscaping	\$7,223.39	\$6,100.00
6015		Pool - Irrigation	\$475.00	\$475.00
6020		Pool - Backflow	\$120.00	\$120.00
6025		Pool - General Maintenance	\$3,000.00	\$2,000.00
6075		Pool - Chemicals	\$13,962.76	\$6,000.00
6100		Pool - License and Fees	\$1,100.00	\$1,450.00
6125		Pool - Service Contract	\$10,000.00	\$15,500.00
6130		Pool - Insurance	\$2,347.50	\$2,347.50
6135		Pool - Reserve Transfer	\$12,100.00	\$17,243.00
6135-10		Pool - Phase 1 Reserve Transfer	\$0.00	\$12,377.20
7690		Pool - Management Fees	\$4,671.00	\$4,087.11
7750		Pool - Reserve Study	\$625.00	\$625.00
7755		Pool - Security	\$8,500.00	\$780.00
		TOTAL POOL SERVICES	\$81,960.17	\$88,819.81
		OPERATING EXPENSES		
7500		Master Association Dues	\$81,720.00	\$81,720.00
7510		Audit/Review Expense	\$2,800.00	\$2,800.00
7550		Community Function Expense	\$1,000.00	\$900.00
7560		Compliance	\$0.00	\$1,550.00
7580		Income Tax Expense	\$1,200.00	\$1,400.00
7590		Insurance	\$2,347.50	\$2,347.50
7650		Legal	\$8,500.00	\$8,500.00
7660		License and Fees	\$20.00	\$20.00
7670		Lien Filing	\$0.00	\$990.00
7690		Management Fees	\$26,469.00	\$28,247.64
7693		Extra Management Fees	\$5,100.00	\$2,000.00
7730		Office Supplies	\$8,500.00	\$2,789.22
7745		Reserve Transfer	\$18,116.00	\$19,547.00
7750		Reserve Study	\$625.00	\$625.00
7760		Tax Return Preparation	\$450.00	\$450.00
		TOTAL OPERATING	\$156,847.50	\$153,886.36
		TOTAL EXPENSES	\$242,474.84	\$245,373.34
		PROJECTED REVENUE OVER EXPENSES	\$0.00	\$0.00
MONTHLY ASSESSMENT PER LOT				
Phase 1 Common Expense				
\$57.09				
Shared Pool Expense				
\$15.92				
Effective January 1, 2026				
\$73.01				
\$73.62				

Assessment and Reserve Funding Disclosure Summary

GREEN MOUNTAIN PHASE 1 HOMEOWNERS ASSOCIATION - PHASE 1 COMMON

For Fiscal Year Beginning: 1/1/2026 # of Units: 227

Budgeted Amounts:	Total	Average Per Unit*	
Reserve Contributions	\$19,547.00	\$7.18	per: Month
Operating Assessments	\$134,006.53	\$49.19	per: Month

Recommended Amount:	Total	Average Per Unit*	Per: Month
Reserve Contribution:	\$19,547.00	\$7.18	Month
Special Assessment:	\$0.00	# of years:	
Funding Plan Objective:	Full Funding		

Notes:

b) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Due	Total Amount Per Unit*	Purpose
Total:	\$0.00	

Notes:

c) Based on the most recent Reserve Study and other information available to the Board of Directors, will currently budgeted Reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components due the next 30 years? **Yes**

d) If the answer to "c" is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*	Notes
Total:	\$0.00	

Notes:

e) All computations/disclosures are based on the fiscal year start date of:	1/1/2026	Notes
Projected Reserve Fund Cash Balance:	\$76,756.00	
Current Funding Model Reserve Balance Recommendation:	\$98,428.00	
Percent Funded for Full:	78%	
Fully Funded Deficit (Surplus):	\$21,672.00	

* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

f/g) Please visit your community website to view the 30 year Summary Tables showing the projected Reserve Funding Plan, Reserve Balance and Percent Funded, under the recommended and actual budgeted Reserve Funding Plans.

Prepared by: Association Management Services NW Date: 09.17.25

Approved by: Green Mountain Phase 1 Board of Directors Date: 09.17.25

Th+A1:H61e financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year.

Assessment and Reserve Funding Disclosure Summary

GREEN MOUNTAIN PHASE 1 HOMEOWNERS ASSOCIATION - SHARED POOL AMENITY

For Fiscal Year Beginning: 1/1/2026 # of Units: 429

Budgeted Amounts:	Total	Average Per Unit*	
Reserve Contributions	\$17,243.00	\$3.35	per: Month
Operating Assessments	\$71,576.81	\$13.90	per: Month

Recommended Amount:	Total	Average Per Unit*	Per: Month
Reserve Contribution:	\$17,243.00	\$3.35	Month
Special Assessment:	\$0.00	# of years:	
Funding Plan Objective:	Full Funding		

Notes:

b) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Due	Total Amount Per Unit*	Purpose
Total:	\$0.00	

Notes:

c) Based on the most recent Reserve Study and other information available to the Board of Directors, will currently budgeted Reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components due the next 30 years? **Yes**

d) If the answer to "c" is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*	Notes
Total:	\$0.00	

Notes:

e) All computations/disclosures are based on the fiscal year start date of:	1/1/2026	Notes
Projected Reserve Fund Cash Balance:	\$79,000.00	
Current Funding Model Reserve Balance Recommendation:	\$84,102.00	
Percent Funded for Full:	94%	
Fully Funded Deficit (Surplus):	\$5,102.00	

* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

f/g) Please visit your community website to view the 30 year Summary Tables showing the projected Reserve Funding Plan, Reserve Balance and Percent Funded, under the recommended and actual budgeted Reserve Funding Plans.

Prepared by: Association Management Services NW Date: 09.17.25

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