

# GREEN MOUNTAIN PHASE 1

January - December 2026

<div> <div>2026</div> <div>1787</div> </div>			2025 Approved Budget	2026 Approved Budget
		Operating Budget		
<u>G/L Code</u>	<u>REVENUE</u>			
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
	<b>TOTAL REVENUE</b>		<b>\$242,474.84</b>	<b>\$245,373.34</b>
		<b><u>GROUNDS MAINTENANCE &amp; REPAIR</u></b>		
5000	Landscape Maintenance Contract		\$2,667.17	\$2,667.17
	<b>TOTAL GROUNDS MAINTENANCE &amp; REPAIR</b>		<b>\$3,667.17</b>	<b>\$2,667.17</b>
		<b><u>POOL SERVICES</u></b>		
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
	<b>TOTAL POOL SERVICES</b>		<b>\$81,960.17</b>	<b>\$88,819.81</b>
		<b><u>OPERATING EXPENSES</u></b>		
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
	<b>TOTAL OPERATING</b>		<b>\$156,847.50</b>	<b>\$153,886.36</b>
		<b>TOTAL EXPENSES</b>	<b>\$242,474.84</b>	<b>\$245,373.34</b>
		<b>PROJECTED REVENUE OVER EXPENSES</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>MONTHLY ASSESSMENT PER LOT</b>				
Phase 1 Common Expense			\$57.09	\$56.37
Shared Pool Expense			\$15.92	\$17.25
Effective January 1, 2026			<b>\$73.01</b>	<b>\$73.62</b>

## 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

a)	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

a)	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.

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