

December 15th, 2025  
Yodelin Property Owners Association

Here are the updated financial details for the Yodelin Property Owners Association for 2025, including current account balances, the 2025 budget vs actual spending, and the proposed 2026 budget.

Unfortunately our year ended with many water related expenses due to a leak in division two. This underscores the need for us to continue building our water reserves for the eventual replacement of our water main. You will see that reflected in our 2026 budget which now includes funding our water reserves at a modest level.

On a positive note, general funds came in under budget for 2025. This is mostly due to no new building taking place after our cease and desist letters were sent out. We will keep these funds on hand in case that changes. Our new budget also includes contributing to the general reserve to make sure our snow removing equipment can be replaced when needed.

Dues for the upcoming year will be **\$350 for the general fund** and an additional **\$1,350 for members on the water system**.

All of these items will be covered at our annual meeting on **January 7th, 2026 at 7pm**. You can find details for that meeting along with supporting documents including our updated reserve study here:

<https://yodelin.org/meeting>

We hope to see you there.

Nic Pottier

#### **Account Balances as of December 15th 2025**

| Account           | Balance  |
|-------------------|----------|
| General Reserve   | \$12,502 |
| General Operating | \$25,774 |
| Water Reserve     | \$99,333 |
| Water Operating   | \$2,669  |

## 2025 Budget vs 2025 Actuals

| 2025 General (Dec 15)      | Budget           | Actual           | Under (Over)       | Notes  |
|----------------------------|------------------|------------------|--------------------|--|
| <b>Income</b>              |                  |                  |                    |  |
| General Dues (50 * \$725)  | \$ 36,250        | \$ 36,250        | \$ -               |  |
| <b>Total Income</b>        | <b>\$ 36,250</b> | <b>\$ 36,250</b> | <b>\$ -</b>        |  |
|                            |                  |                  |                    |  |
| <b>Expenses</b>            |                  |                  |                    |  |
| Insurance                  | \$ 1,950         | \$ 1,389         | \$ 561             | <i>Liability, Earthquake, D&amp;O</i>                              |
| Property Taxes             | \$ 65            | \$ 195           | \$ (130)           |  |
| Utilities                  | \$ 600           | \$ 600           | \$ -               | <i>Internet (includes \$50 estimate for year end)</i>              |
| Snow Removal               | \$ 5,000         | \$ 5,892         | \$ (892)           | <i>Fuel &amp; supplies, maintenance, labor</i>                     |
| Legal                      | \$ 21,500        | \$ 3,015         | \$ 18,485          | <i>Legal defense, underspent because building activity stopped</i> |
| Reserve Study              | \$ 850           | \$ 1,228         | \$ (378)           | <i>WA state requires annual update</i>                             |
| Administrative             | \$ 100           | \$ 500           | \$ (400)           | <i>Mailings (includes \$250 estimate for year end)</i>             |
| Reserve Funding            | \$ -             | \$ 6,000         | \$ (6,000)         | <i>Funding of general reserve fund</i>                             |
| <b>Total Expenses</b>      | <b>\$ 30,065</b> | <b>\$ 18,819</b> | <b>\$ 11,246</b>   |  |
| <b>Net Income (Loss)</b>   | <b>\$ 6,185</b>  | <b>\$ 17,431</b> |                    |  |
|                            |                  |                  |                    |  |
| 2025 Water (Dec 15)        | Budget           | Actual           | Under (Over)       | Notes  |
| <b>Income</b>              |                  |                  |                    |  |
| General Dues (46 * \$325)  | \$ 14,950        | \$ 14,950        | \$ -               |  |
| Water System Income        | \$ -             | \$ 16,249        | \$ 16,249          | <i>New water hookup and box</i>                                    |
| Transfer from reserve      | \$ -             | \$ 2,000         | \$ 2,000           | <i>Transfer from water reserve to cover repairs</i>                |
| <b>Total Income</b>        | <b>\$ 14,950</b> | <b>\$ 33,199</b> | <b>\$ 18,249</b>   |  |
|                            |                  |                  |                    |  |
| <b>Expenses</b>            |                  |                  |                    |  |
| Water System Management    | \$ 3,000         | \$ 3,699         | \$ (699)           | <i>Water System Operator</i>                                       |
| Water System Improvements  | \$ 5,000         | \$ 22,684        | \$ (17,684)        | <i>Repairs</i>   |
| Insurance (Earthquake)     | \$ 1,450         | \$ 1,556         | \$ (106)           |  |
| Insurance (Property)       | \$ 4,500         | \$ 4,625         | \$ (125)           |  |
| Property Taxes (Water Lot) | \$ 65            | \$ 74            | \$ (9)             |  |
| Utilities (Power)          | \$ 650           | \$ 700           | \$ (50)            | <i>(includes \$60 estimate for year end)</i>                       |
| <b>Total Expenses</b>      | <b>\$ 14,665</b> | <b>\$ 33,338</b> | <b>\$ (18,673)</b> |  |
| <b>Net Income (Loss)</b>   | <b>\$ 285</b>    | <b>\$ (139)</b>  |                    |  |

## 2026 Budget

| 2026 General Budget       | Budget           | Notes   |
|---------------------------|------------------|---|
| <b>Income</b>             |                  |   |
| General Dues (50 * \$350) | \$ 17,500        |   |
| Deferred Income           | \$ 5,515         | <i>From general operating balance</i>                 |
| <b>Total Income</b>       | <b>\$ 23,015</b> |   |
|                           |                  |   |
| <b>Expenses</b>           |                  |   |
| Insurance (D&O)           | \$ 1,500         | <i>8% increase</i>                                    |
| Property Taxes            | \$ 205           | <i>5% increase</i>                                    |
| Utilities (Internet)      | \$ 600           |   |
| Snow Removal              | \$ 6,000         | <i>Fuel, maintenance for skidsteer</i>                |
| Legal                     | \$ 5,500         | <i>Legal retainer</i>                                 |
| Reserve Study             | \$ 1,227         | <i>Yearly expense going forward</i>                   |
| Administrative            | \$ 300           | <i>Annual Mailings</i>                                |
| Reserve Funding           | \$ 5,515         | <i>Annual Contribution for baseline funding model</i> |
| <b>Total Expenses</b>     | <b>\$ 20,847</b> |   |
| <b>Net Income (Loss)</b>  | <b>\$ 2,168</b>  |   |

| 2026 Water Budget          | Budget           | Notes   |
|----------------------------|------------------|---|
| <b>Income</b>              |                  |   |
| Water Dues (47 * \$1350)   | \$ 63,450        |   |
| <b>Total Income</b>        | <b>\$ 63,450</b> |   |
|                            |                  |   |
| <b>Expenses</b>            |                  |   |
| Water System Mgt           | \$ 5,000         | <i>12 mo x \$400/mo + 12 mos x \$50 testing</i>       |
| Water System Maintenance   | \$ 5,000         | <i>Repairs</i>  |
| Insurance (Earthquake)     | \$ 1,634         | <i>5% increase</i>                                    |
| Insurance (Property)       | \$ 4,860         | <i>5% increase</i>                                    |
| Property Taxes (Water Lot) | \$ 77            | <i>5% increase</i>                                    |
| Utilities (Power)          | \$ 672           | <i>5% increase</i>                                    |
| Reserve Funding            | \$ 45,175        | <i>Annual contribution for baseline funding model</i> |
| <b>Total Expenses</b>      | <b>\$ 62,418</b> |   |
| <b>Net Income (Loss)</b>   | <b>\$ 1,032</b>  |   |