

KPOA 2021 Financial Review

KPOA 2020 Financial & 2021 Budget Review

The Kala Point Owners' Association will end 2020 in a secure and well-funded position. As of October, with two months to go until the close of our fiscal year, we project an operating budget surplus of about \$94,000. This is significantly higher than normal years and is primarily due to COVID 19 mandated closures. The finance committee discussed several methods on how this surplus can be refunded to our members. Unfortunately, all methods reviewed would increase costs and cause significant control issues that could not be properly monitored. Therefore, the Board of Directors has agreed the operating surplus will be applied to the 2022 assessment as an adjustment to that payment.

Reserves continue to be an important part of our overall financial health. We have also had a successful year managing our reserve projects. We expect the total 2020 reserve expenditures to be \$261,289 to put us at 11.8% below the 2020 Reserve budget.

Operating Budget For 2021

We will have a decrease in operating expense of 3.83% under the 2020 budget. The budget cuts are primarily due to cost saving projects completed in 2020. Items of note, we have removed our Cable TV subscription in the clubhouse and will utilize Apple TV with a cost savings of \$1176 annually, and replacing our outdated phone system with VOIP that will achieve a cost savings of \$2640 annually. Other reductions were also achieved by our General Manager and staff who continue to take a hard look at every detail verifying what is really needed. We continue the philosophy of building a tight operating budget, and then managing our day-to-day expenses to come in at, or below, that expense goal.

Reserves Budget

Our reserve position continues to be very healthy. The enclosed Reserves Cash Flow Budget sheet shows reserve expenditures during 2020 and those planned for 2021. The reserve contribution for 2020 was \$168,000 and it will increase approximately 2% to \$171,000 for 2021 against a planned inflation rate of 2.5% for our reserve projects. Because of low current yields on Reserve Fund investments, the interest income is planned at 1.5%. We have a Reserve plan that extends 30 years into the future, with a projected balance that never drops below an NPV (net present value) of \$200,000. We contracted with a professional firm in 2019, which conducted a full reserve study. A copy of their report, which states that our process is in compliance with the applicable statute (RCW 64.38), is on our website. The process also complies with RCW 64.90.545.

2019 Operating Budget Surplus Adjustment

For 2019, we had a Budget Surplus of \$17,204 which will be an adjustment in your payment from your 2021 Assessment. The enclosed invoice for Lots Homes, and Condos shows an Assessment of \$1050.05 from which \$19.01 will be deducted making the Payment due \$1031.04 after the Budget Surplus Adjustment is applied. Invoices for Time Shares Assessment is \$246.94 of which \$14.34 will be deducted making the Payment due \$232.60 after the Budget Surplus Adjustment is applied.

The Bottom Line

In Summary,

For the first time, KPOA published the 'Draft' budget over a month ahead of the Annual Budget Ratification Meeting to solicit feedback from our members. We received some excellent comments and suggestions that will help us navigate future budgets.

As a community we faced unprecedented financial challenges in 2020 and we may face even more in 2021. The 2021 Budget was made with assumptions of a normal year however, we may again end 2021 with a large surplus if we remain closed down due to COVID, or we may have unexpected expenses if guidelines require us to add staff, structural changes, or additional safety/sanitation costs.

The Board of Directors, General Manager, and the Finance Committee have created a tight budget that is in accord with State regulations for Reserve Funding plans. The 2021 budget results in an 'Unadjusted' Assessment for Lots Homes and Condos of \$1050.05 a 4.13% reduction from 2020 Assessment, and an 'Unadjusted' Assessment for Time Shares of \$246.94 a 1.9% reduction from 2020 Assessment.

We should all take pride in the fact that KPOA continues to be financially stable and has never needed to apply a special assessment. However, it is important to continue investing in and maintaining Kala Point as a premier Owners' Association to support the value of your homes and properties.

Let your voices be heard. PLEASE VOTE!!!

Donna Colwell

Chief Financial Officer

Kala Point Owners' Association

Budget Ratification Resolution

Vote for or against the 2021 KPOA budget, as adopted by the Board of Directors on October 20, 2020.

Proposed by KPOA Finance Committee; Approved by the KPOA Board of Directors.

In accordance with RCW 64.90.525: Unless at the meeting set to consider ratification of the budget the owners of lots to which a majority of the votes in the association are allocated reject the budget, the budget and the assessments against the lots included in the budget are ratified, whether or not a quorum is present at the meeting.

WHEREAS, the Kala Point Owners' Association is a State of Washington corporation duly organized and existing under the laws of the State of Washington, which requires that members be given the opportunity to vote on the budget for the forthcoming year; and

WHEREAS, the General Manager, in concurrence with the KPOA Finance Committee, recommended the 2021 budget for adoption by the Board of Directors; and

WHEREAS the Board of Directors adopted the 2021 budget on October 20, 2020;

NOW THEREFORE, the members hereby ratify the 2021 budget by passing the following resolution by and on behalf of the Kala Point Owners' Association;

RESOLVED, that the members vote for or against the 2021 budget as adopted by the Board of Directors.

<i>Adopted by the KPOA Board on October 20, 2020</i>			
OPERATING BUDGET	2020 Budget	2020 Estimated Actual*	2021 Budget
Revenues			
Assessments	\$729,303	\$729,049	\$701,683
Transfer to Reserves	-\$170,000	-\$168,000	-\$170,997
Late Fees, Interest & Lien Fees	\$650	\$109	\$650
Assessments - Special (Fines)	\$0	\$0	\$0
Lease Income	\$44,393	\$44,785	\$46,340
Interest Income	\$0	\$566	\$0
Rentals & Contracts	\$23,496	\$23,484	\$24,145
Other Income	\$4,672	\$4,069	\$4,672
TOTAL OPERATING REVENUES	\$632,514	\$634,062	\$606,493
Expenses			
Payroll Wages/Payroll Taxes/Benefits	\$377,495	\$324,349	\$385,708
Administration	\$34,687	\$30,674	\$28,693
Beach & Dock	\$5,085	\$4,221	\$5,340
Clubhouse	\$29,309	\$19,549	\$28,026
Pool & Spa	\$24,643	\$10,083	\$23,843
Common Area	\$54,373	\$44,553	\$42,311
Professional Services	\$53,258	\$61,481	\$42,395
Insurance	\$20,237	\$19,847	\$20,630
Other Costs	\$21,854	\$10,725	\$19,373
Federal Income Tax	\$9,680	\$9,340	\$10,174
TOTAL OPERATING EXPENSES	\$630,621	\$534,822	\$606,493
Projected 2022 Assessment Credit (or debit)		\$99,240	
* 2020 Estimated Actual is based on 10 months actual and 2 months estimated			

Adopted by the KPOA Board on October 20, 2020

RESERVES CASH FLOW BUDGET	2020 Budget	2020 Estimated Actual*	2021 Budget
Pinecrest Court	21,263	(15,485)	
Pinecrest Drive	217,397	(196,365)	
Westridge Court	21,062	(12,906)	
Roofs - Administration, Gutters/Dps	3,418	(2,222)	
Pickleball Court - Resurfacing	8,200	(8,012)	
Cassandra Cache - Storage	18,194	0	
Gate - Security Surveillance System	3,664	(3,575)	
Equipment - Myers Snow Plow, Hydraulic Pump	3,075	(1,571)	
Stormwater Infiltration Pit/Overflows - Unbudgeted	0	(5,791)	
Admin - Computer Replacement - Unbudgeted	0	(6,411)	
Roof - Clubhouse - Flat PVC	0	(8,951)	
Road Repair			\$29,469
Baycliff Drive/ Pinecrest to No KP			\$106,769
Admin - Carpeting			\$5,160
Office - Copier, Cannon			\$18,693
Mailsite - Mailbox Gangs Replacement - Kala Heights			\$10,250
Mailsite - Mailbox Gangs Replacement - Sailview Dr.			\$7,794
Moorings - Replacement Buoys/Chain			\$2,665
Reserves Outflow	\$296,274	(\$261,289)	\$180,800
Summary - Reserve Funds			
Beg. Cash Balance	\$437,637	\$437,637	\$345,820
Interest	\$4,655	\$1,472	\$5,040
Total Outflows	(\$296,274)	(\$261,289)	(\$180,800)
Reserve Assessments Revenue	\$170,000	\$168,000	\$170,997
Ending Cash Balance	\$316,018	\$345,820	\$341,058

* 2020 Estimated Actual is based on 10 months actual and 2 months estimated

Kala Point Owners' Association 30 -Year Reserve Contribution

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Cash Balance		345,820	341,060	463,889	485,164	464,630	556,676	585,287	647,686	635,525	458,746
Interest Earned		5,040	6,856	7,170	13,533	16,214	17,047	18,865	18,510	13,362	19,588
Contributions Reserves		171,000	175,275	179,657	184,148	188,752	193,471	198,308	203,265	208,347	213,556
Annual Expenditure		180,800	59,302	165,552	218,215	112,920	181,907	154,774	233,936	398,488	19,365
End of Year Cash Balance	345,820	341,060	463,889	485,164	464,630	556,676	585,287	647,686	635,525	458,746	672,524

		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Cash Balance	672,524	758,683	796,579	587,005	571,969	524,365	411,906	308,901	331,357	308,981	479,776	
Interest Earned	22,098	23,201	17,097	16,659	15,273	11,997	8,997	9,651	8,999	13,974	17,968	
Contributions Reserves	218,894	224,367	229,976	235,725	241,619	247,659	253,850	260,197	266,702	273,369	280,203	
Annual Expenditure	154,834	209,672	456,647	267,420	304,495	372,115	365,853	247,392	298,076	116,548	161,033	
End of Year Cash Balance	758,683	796,579	587,005	571,969	524,365	411,906	308,901	331,357	308,981	479,776	616,915	

		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Cash Balance	616,915	721,198	617,587	676,908	756,366	1,000,200	1,232,847	1,162,916	1,283,520	1,461,114	
Interest Earned	21,006	17,988	19,716	22,030	29,132	35,908	33,871	37,384	42,557	21,984	
Contributions Reserves	287,208	294,389	301,748	309,292	317,024	324,950	333,074	341,401	349,936	358,684	
Annual Expenditure	203,931	415,988	262,143	251,864	102,322	128,211	436,876	258,181	214,899	1,087,004	
End of Year Cash Balance	721,198	617,587	676,908	756,366	1,000,200	1,232,847	1,162,916	1,283,520	1,461,114	754,778	

Minimum End of Year Balance	308,901
Year of Minimum End of Year Balance	2021

Average Annual Expense	268,025
Next 3-Year Override Interest Rate	1.50%
Interest Rate	3.00%
CPI	2.50%

[Click Here to Update Table](#)

Shading = new assets for 2021

Cat	Asset	Useful Life	Remaining Life	Repl Year	Current Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Beginning. All inserts must be below here.													
1	Road Repair	2	0	2021	28,750	29,469		30,961		32,528		34,175		35,905
1	Alderwood Place	35	30	2051	22,337									
1	Baycliff Drive/ So KP to Pinecrest	30	15	2036	85,435									
1	Baycliff Drive/ Pinecrest to No KP	27	0	2021	104,165	106,769								
1	Baycliff Place	40	30	2051	14,815									
1	Belvedere Drive	35	15	2036	80,458									
1	Blenheim Place	40	30	2051	17,673									
1	Brookhaven Place	40	30	2051	12,429									
1	Buckhorn Place	40	28	2049	23,987									
1	Cedarview Drive	35	32	2053	115,460									
1	Cedarview Lane	40	24	2045	17,254									
1	Clubhouse Parking	35	30	2051	42,801									
1	Compton Place	40	17	2038	11,999									
1	Corbridge Place	40	30	2051	12,763									
1	Creekwood Place	40	28	2049	11,317									
1	Danbury Court	40	30	2051	12,169									
1	Dunraven Place	40	32	2053	17,393									
1	Fairbreeze Drive	35	18	2039	114,883									
1	Foxfield Drive	35	7	2028	145,982								177,864	
1	Grenville Court	35	10	2031	31,560									
1	Hemlock Court	35	24	2045	23,565									
1	Kala Pt. Dr./ Baycliff Intersection	22	8	2029	218,511									272,890
1	Kala Pt. Dr./ Fairbreeze Dr. Intersection	22	16	2037	179,795									
1	Kala Pt. Dr./Fairbreeze Int./ R.V. B Storage Lot	35	14	2035	71,106									
1	Kala Heights Drive - Paving	35	31	2052	81,291									
1	Nantucket Place	40	30	2051	23,217									
1	Oak Shore Court	35	5	2026	17,164						19,905			
1	Oak Shore Drive	35	5	2026	101,713						117,956			
1	Parkplace Court	40	30	2051	26,141									
1	Pinecrest Court	40	40	2061	20,744									
1	Pinecrest Drive	35	35	2056	212,095									
1	Pinewood Court	35	2	2023	16,655			17,935						
1	Saddletree Drive	35	17	2038	83,314									
1	Sailview Drive	30	13	2034	140,849									
1	Shorecrest Court	40	27	2048	33,946									
1	Shorecrest Place	35	24	2045	18,341									
1	Sulgrave Place	35	26	2047	23,599									
1	Terrace Drive	40	33	2054	111,509									
1	Trafalgar Drive	35	22	2043	83,580									
1	Wellington Court	40	29	2050	28,093									
1	Westridge Court	40	40	2061	20,549									
1	Windship Drive	35	3	2024	113,166				124,914					
5	Roofs - Administration, Decra Shake	40	27	2048	23,029									
5	Roofs - Administration, Gutters/Dps	30	30	2051	3,385									
2	Roofs - Clubhouse, Decra Shake	40	12	2033	28,632									
2	Roofs - Clubhouse, Flat Roof, PVC	20	20	2041	8,951									
2	Roofs - Clubhouse, Gutters/Downspts	30	12	2033	3,196									
2	Roofs - Clubhouse, Skylights Mtg Rm	25	16	2037	5,394									
2	Roofs - Clubhouse, Skylights	25	16	2037	8,768									
2	Roofs - Clubhouse, Skylights	25	16	2037	4,561									
3	Pool - Blankets (Outdoor)	10	4	2025	3,995					4,520				
3	Pool - Blankets (Outdoor) - Reel	15	3	2024	4,217				4,655					
3	Pool - Propane Boiler Heater, Pool	15	2	2023	12,688			13,663						
3	Pool - Electric Back-up Heaters, Pool	10	7	2028	5,827								7,099	

Cat	Asset	Useful Life	Remaining Life	Repl Year	Current Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029
3	Pool - Electric Back-up Heaters, Spa	10	8	2029	4,014									5,013
3	Pool - Furniture	10	5	2026	7,215						8,367			
3	Pool - Heating System	15	12	2033	14,328									
3	Pool/wading/Jacuzzi Replastering	12	11	2032	79,220									
7	Tennis Courts - Resurfacing 1,2	8	6	2027	13,267							15,770		
7	Pickleball Court - Resurfacing	5	5	2026	8,120						9,417			
7	Tennis Courts - Resurfacing 4 & 5	8	3	2024	12,380				13,666					
7	Sports Court - Resurfacing	8	3	2024	6,548				7,228					
2	CH - Benches, Shower Rooms	35	34	2055	4,273									
2	CH - Cabinets, Natural Wood, M.R./F.P	35	34	2055	5,902									
2	CH - Carpeting, Game Room	10	1	2022	2,795		2,936							
2	CH - Laminate Flooring, Meeting Room - 540 Sq. Ft.	12	8	2029	4,060									5,070
2	CH - Ceiling, Fiberboard Panels	35	32	2053	9,262									
2	CH - Ceramic Tile, Entry	35	32	2053	7,736									
2	CH - Ceramic Tile, Showers (700 sf)	25	12	2033	19,755									
2	CH - Furnace, Florida Heat Pump	15	4	2025	14,518					16,426				
2	CH - Furniture, Mainroom	10	8	2029	5,583									6,972
2	CH - Furniture, Fireplace Room	10	8	2029	6,127									7,652
2	CH - Polaris Hotwater Heater	16	1	2022	9,389		9,864							
2	CH - Restroom Partitions, Laminated	16	1	2022	6,242		6,558							
2	CH - Security Surveillance System	10	7	2028	5,117								6,235	
2	CH - Vinyl Sheet Flooring, Restrooms	15	4	2025	2,855					3,231				
2	CH - Waterline Replacement	35	34	2055	9,902									
2	CH - Window Coverings, Blinds	12	2	2023	2,974			3,203						
2	CH - Wood Flooring, Main Room	20	8	2029	6,177									7,714
2	Sauna - Heater	15	10	2031	3,424									
2	Sauna - Wood Replacement	35	30	2051	14,206									
5	Admin - Carpeting	12	0	2021	5,034	5,160								
5	Admin - Computer System Replacement Schedule	7	7	2028	15,000								18,276	
5	Admin - All Counter, Reception/Office	35	31	2052	8,601									
7	Access - Entrance, DoorKing Access Phone	5	4	2025	8,881					10,048				
7	Access - Entrance, Electronic Card Reader	12	5	2026	16,093						18,663			
7	Access - Exit Vehicle Access Gate	15	14	2035	21,569									
7	Access - Entrance Vehicle Access Gate	15	14	2035	21,569									
7	Gate - Security Surveillance System	10	10	2031	10,155									
2	Jacuzzi - Heatpump, Jandy 2.5 ton	15	7	2028	17,477								21,294	
2	Air Cond - Split System, CH 5 ton/Furnance 30Kw	15	10	2031	17,760									
5	Office - Copier, Cannon	10	0	2021	18,237	18,693								
6	Equipment - Brush Chipper, Vermer	12	3	2024	13,481				14,880					
6	Equipment - Bucket Attachment	20	11	2032	5,422									
6	Equipment - Flail Mower Attachment	10	4	2025	20,532					23,230				
6	Equipment - Riding Mower	7	4	2025	10,773					12,188				
6	Equipment - Sander, Artic	15	8	2029	9,434									11,781
6	Equipment - Snow Plow, Artic	15	8	2029	8,379									10,465
6	Equipment - Sweeper Attachment	20	3	2024	11,653				12,863					
6	Equipment - Tractor, New Holland	20	2	2023	56,880			61,253						
6	Equipment - Truck, Ford 350 4x4, 2004	10	3	2024	27,746				30,627					
6	Equipment - Truck, Ford F-250 4x4	10	2	2023	29,126			31,366						
6	Equipment - Truck, Dodge 4x4, 2004	10	1	2022	28,275		29,706							
2	Deck - Replacement, Clubhouse	20	15	2036	31,885									
2	Doors - Pool, Sectional Glass/Mtl	25	17	2038	7,951									
5	Doors - Roll Up, Sectional Metal	25	16	2037	5,788									
5	Doors - Roll Up, Sectional Wood	25	8	2029	5,438									6,792
2	Doors - Solid Core/Panel, Clubhouse	25	16	2037	7,381									
4	Beach Area - Playground Equipment	20	15	2036	17,519									
7	Fencing - Chain Link, RV Lot "B"	35	19	2040	25,943									
7	Fencing Chain Link, Sport Ct	35	31	2052	11,653									
7	Fencing - Chain Link, Tennis Courts	35	12	2033	19,700									
2	Fencing - Solid Board, Clubhouse, 304'	20	11	2032	10,490									

Cat	Asset	Useful Life	Remaining Life	Repl Year	Current Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029
2	Fencing - Solid Board, Clubhouse, 146'	20	9	2030	6,246									
7	Fencing - Chain Link/Privacy/Gate*2, RV Lot "A"	35	32	2053	29,204									
7	Fencing - Solid Board, Tract C 430 LF	20	13	2034	12,763									
7	Fencing - Chain Link/Gate, Privacy, RV Lot "B"	35	30	2051	6,605									
2	Fencing - Chain Link, CH/Pool	25	13	2034	7,902									
7	Gravel Replacement - RV A	10	5	2026	6,554						7,600			
7	Gravel Replacement - RV B	10	8	2029	12,107									15,120
7	Mailsite - Mailbox Gangs Replacement - Main Gate	20	6	2027	10,500							12,481		
7	Mailsite - Mailbox Gangs Replacement - Foxfield Dr.	20	4	2025	9,500					10,748				
7	Mailsite - Mailbox Gangs Replacement - Kala Heights	20	0	2021	10,000	10,250								
7	Mailsite - Mailbox Gangs Replacement - Sailview Dr.	20	0	2021	7,604	7,794								
7	Mailsite - Mailbox Gangs Replacement - Pinecrest I	20	3	2024	8,500				9,382					
7	Mailsite - Mailbox Gangs Replacement - Pinecrest II	20	8	2029	10,500									13,113
2	Railing - Stair, Pipe, Clubbhouse	35	34	2055	3,758									
4	Boat Ramp, Concrete - 50'	30	21	2042	21,231									
4	Bridge - Replacement, Beach	50	42	2063	39,476									
4	Dock - Replacement Four Floats	25	21	2042	48,556									
4	Dock - Metal Gangway Replacement	30	1	2022	9,744		10,237							
4	Dock - Pile Replacement (7), Galv. Floats	30	6	2027	77,689							92,348		
4	Moorings - Replacement Buoys/Chain	7	0	2021	2,600	2,665							3,168	
4	Pier - Replacement (1100 sf), 10 Pilings	40	12	2033	176,080									
4	Pier - Piling Inspection & Treatment	10	2	2023	6,659			7,171						
5	Admin Bldg - Siding Replacement	40	35	2056	27,061									
2	Clubhouse - Siding Replacement	40	35	2056	34,563									
4	Building Replacement - Gazebo	40	32	2053	11,265									
7	Building Replacement - Guardhouse	45	40	2061	22,058									

End. All inserts must be above here.

Total Number of Assets 139

Total \$180,800

ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY

KALA POINT OWNERS ASSOCIATION

			LHC	TS
For Fiscal Year Beginning:	1/1/2021	Total Number of Units	561	456

a) Budgeted Amounts:	Total	Amount Per Unit - LHC	Amount Per Unit - TS	
Reserve Budget Contributions:	\$171,000	\$270.88	\$41.74	
Operating Budget Contributions:	\$513,482	\$779.17	\$205.20	
2019 Budget Surplus Adjustment:	\$17,204	(19.01)	(14.34)	
Total Payment Due:	\$701,686	\$1,031.04	\$232.60	Per Year

Recommended Amounts:	Total	Reserve Contributions - LHC	Reserve Contribution - TS	
Reserve Contributions:	\$171,000	\$151,966	\$19,034	Per Year
Funding Plan Objective:	100% Full Funding			

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
N/A	N/A	N/A
N/A	N/A	N/A

Total: \$000.00

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

d) If the answer to "C" is NO, what additional assessments or other contributions 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
N/A	N/A
N/A	N/A
N/A	N/A

e) All computations/disclosures are based on the fiscal year start date of:	1/1/2021
Fully Funded Balance (per RCW 64.38.010 (9)):	\$8,040,761
Projected Reserve Fund Balance:	\$8,040,761
Percent Funded:	100%

The 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. Some information on this form has been provided to Mike Derrig and Associates, and has not been independently verified.

Prepared by: **Keith Larson, General Manager**

2021 Annual Assessment Details

<u>Lots, Homes & Condos</u>	2021	2020
Operating Expenses	\$779.17	\$827.65
Reserve Contribution	<u>\$270.88</u>	<u>\$267.74</u>
Total Assessment (Unadjusted)	\$1,050.05	\$1,095.39
Percent Change (Unadjusted)	-4.14%	
Prior Year Operating Adjustment	(\$19.01)	(\$14.14)
Operating Assessment	760.16	813.51
Total Amount Due	1,031.04	1,081.25

<u>Timeshares</u>	2021	2020
Operating Expenses	\$205.20	\$208.32
Reserve Contribution	<u>\$41.74</u>	<u>\$43.41</u>
Total Assessment (Unadjusted)	\$246.94	\$251.73
Percent Change (Unadjusted)	-1.90%	
Prior Year Operating Adjustment	(\$14.34)	\$3.48
Operating Assessment	190.86	211.80
Total Amount Due	232.60	255.21