



Canyon River Ranch Owners Association

1/6th Lodge Fractional Interest Annual Dues

Annual dues for each fractional interest amount to \$3,894 and are paid quarterly in advance in the amount of \$973.50 (\$324.50 per month). The following expenses are covered:

- Electricity
Potable and irrigation water system operations and maintenance
- Septic system operation and maintenance
- Garbage removal
- Grounds and landscaping operations and maintenance
- Pool/ Hot tub operations and maintenance
- Housekeeping expense for Lodge common areas and owner's nightly suite use
- TV/ Wi-fi
- Furniture/ fixture upkeep and replacement
- Kittitas County Fire District protection contract
- Liability and replacement insurance
- Telephone
- Vineyard operations and wine production

Not included are the Kittitas County annual real property taxes which currently are approximately \$1180 per year/ 1/6th share and are, obviously, subject to change.

January, 2019. Expenses and coverage are subject to change each year at the direction of Canyon River Ranch Owners Association.