

West Meadows Estates Homeowners Association, Inc.

ITEM	ANNUAL COST
FACILITY RENTAL	\$350.00
GENERAL MAINTENANCE Sign Repair Lights / Sprinkler Repair Wall Repair	\$1,500.00
INSURANCE Commercial General Liability Professional Liability	\$2,800.00
LANDSCAPE MAINTENANCE	\$10,000.00
LICENSES / PERMITS / TAXES	\$150.00
POSTAGE & DELIVERY	\$750.00
PRINTING	\$300.00
PROFESSIONAL FEES Legal Fees (\$2,500.00) Taxes (\$350.00)	\$2,850.00
SUPPLIES / OFFICE	\$200.00
UTILITIES Electric Water	\$2,500.00
RESERVE FUND	\$12,180.00
TOTAL	\$33,580.00
$\$33,580.00 \text{ minus } 2008 \text{ surplus of } \$2,935.29 = \$30,644.71 / 194 \text{ Homeowners} = \157.96	
RESERVE FUND	
Annual	
Sidewalk / 6,000 sq ft @ \$3.33 = \$20,000 \$20,000 / 2.5% inflation for 30 years = \$ 41,951 \$41,951 divided by 30 years	\$1,398.00
Landscaping / 12,000 sq ft @ \$2.50 Sq ft = \$30,000 \$30,000 / 2.5% inflation for 20 years = \$ 49,158 \$49,158 divided by 20 years	\$2,458.00
Wall / 1,000 ft @ \$28.00 lineal ft = \$28,000 Rock face on wall / 6,000 sq ft @ \$16.00 = \$96,000 Wall total \$124,000 / 2.5% inflation for 40 years = \$332,948 \$332,948 divided by 40 years	\$8,324.00
Reserve Fund	\$12,180.00