

# West Meadows Estates Homeowners Association, Inc. 2010 Budget

ITEM	2009 ACTUAL COSTS	2010
FACILITY RENTAL	170.00	200.00
1. BAD DEBT (10 Homes x \$150.00)	1,257.68	1,500.00
GENERAL MAINTENANCE	1,289.00	900.00
Portable Sign Maintenance \$100.00		
Lights / Sprinkler Repair \$250.00		
Wall/Entry Sign Repair \$550.00		
INSURANCE	2,778.00	2,800.00
Commercial General Liability \$1,248.00		
Professional Liability \$1,530.00		
LANDSCAPE MAINTENANCE	7,345.00	7,000.00
General Maintenance \$4,800.00		
Bark \$1,200.00		
2. Plants/Annuals \$1,000.00		
LICENSES / PERMITS / TAXES	58.11	100.00
POSTAGE & DELIVERY	288.56	300.00
PRINTING	723.59	950.00
3. PROFESSIONAL FEES (excess to reserve fund)	2,850.00	2,850.00
Legal Fees (\$2,500.00)		
Tax Prep (\$350.00)		
SUPPLIES / OFFICE	67.06	100.00
WEB SITE	21.74	200.00
UTILITIES		2,000.00
Electric \$120.00	117.23	
Water \$1,820.00	1,568.70	
PO Box Rental \$60.00	58.00	
	Total 1,743.93	
WELCOMING COMMITTEE \$750.00		0
4. (From Fine Fund Set Aside)		
RESERVE FUND	12,180.00	12,180.00
<b>TOTAL</b>	<b>\$30,772.67</b>	<b>\$31,080.00</b>
\$31,080.00 / 200 Homeowners = \$155.40		Recommended 2010 dues: \$150.00

1. The 2010 budget includes a \$1,500.00 projection for bad debt based on a \$1,257.68 write-off for 2009. Half of the 2009 bad debt was builder foreclosures. Most of those homes are now occupied and will pay dues. Unless the economy worsens, the bad debt projection should be less.
2. Plants/annuals budget can be cut to balance budget if necessary.
3. \$2,173.50 deposited/transferred in professional fee reserve fund.
4. Current balance of late fee fund - \$1,200.61.