

# West Meadows Estates Homeowner's Association, Inc. 2020 Budget

ITEM			2019 Budget	2019 Actual	2020 Budget
Facility Rental			\$250.00	\$0.00	\$250.00
*1 Unpaid Dues (2 Homes x \$175.00) to Accts Rec			\$350.00	\$350.00	\$350.00
Refund of paid fines				\$100.00	
<b>GENERAL MAINTENANCE</b>	<b>2019 Actual</b>	<b>2020 Budget</b>	\$750.00	\$692.75	\$650.00
Port. Sign Maintenance	\$219.00	\$225.00			
Lights / Sprinkler Repair	\$222.00	\$325.00			
Wall/Entry Sign Repair		\$100.00			
<b>INSURANCE</b>	<b>2019 Actual</b>	<b>2020 Budget</b>	\$4,059.51	\$4,059.51	\$4,200.00
Commercial Gen Liability	\$700.53	\$800.00			
Professional Liability	\$3,358.98	\$3,400.00			
<b>LANDSCAPE MAINTENANCE</b>	<b>2019 Actual</b>	<b>2020 Budget</b>	\$8,000.00	\$7,600.00	\$8,000.00
General Maintenance	\$4,800.00	\$4,800.00			
Bark	\$2,800.00	\$2,800.00			
Plants/trees/spray/misc.		\$400.00			
<b>OPERATING EXPENSES</b>					
Licenses / Permits / Taxes / Bank & Recording Fees			\$75.00	\$57.25	\$75.00
Post Office Box Rental			\$96.00	\$96.00	\$106.00
Postage & Delivery			\$500.00	\$190.20	\$350.00
Printing			\$1,250.00	\$534.70	\$1,000.00
<b>PROFESSIONAL FEES</b>			\$6,300.00	\$5,492.94	\$5,800.00
*3 Legal Fees (\$1000.00)					
Tax Prep (\$300.00)					
Compliance (\$4500.00)					
Supplies / Office / Programs / Miscellaneous			\$200.00	\$175.99	\$200.00
Web Hosting and Maintenance, Multi-year 2018-2020			\$0	\$0	\$0
Welcome Committee			\$1,600.00	\$2,223.79	\$2,250.00
<b>UTILITIES</b>	<b>2019 Actual</b>	<b>2020 Budget</b>	\$3,425.00	\$2,651.79	\$3,000.00
Electric	\$449.22	\$450.00			
*4 Water	\$2,202.57	\$2,550.00			
<b>*2 RESERVE FUND</b>			\$19,180.00	\$19,180.00	\$20,000.00
<b>TOTAL</b>			\$46,035.51	\$43,404.92	\$46,231.00
Reserve Fund Balance 12-31-19 (12-31-18 \$41,858.92) Includes 225.86 Interest					\$61,264.78
Working Capital in Checking Account on 12-31-19 (1-23-17 \$7,842.57)					\$9,007.31
Professional Fee Reserve Account on 12-31-19					\$19,407.26
Late Fees and Compliance fee Fund on 12-31-19 (12-31-18 \$20,830.70)					\$18,907.49
*1 12-31-10 Accounts Receivable after \$3,350.00 write-off					\$10,236.95
<b>*5 \$46,231.00 / 280 developed properties = \$165.11 Dues for 2018 = \$175.00</b>					

1. In 2019, two HOA members were either unable or unwilling to pay dues or were in a foreclosure process. Even with a good economy, families still have problems. There was one disallowed bankruptcy, which should allow recovery of some unpaid dues and fines. We have filed liens and have attained judgments as appropriate. In some cases, we are able to collect delinquent dues when properties sell or when our attorney is successful at collections. Collection costs are usually recovered, except in the event of a bankruptcy.
2. The required deposit into the reserve fund, based on our original reserve fund study, is \$12,180.00. In 2019, we deposited the last \$7,000.00 payment for repayment of a landscape improvement loan for a total deposit of \$19,180.00 for 2019. A new reserve fund study will be done in 2020 to ensure adequate reserves are deposited to meet state law requirements for a reserve fund.
3. Budgeted legal funds, not expended, are placed in the legal reserve fund for those years when the budgeted amounts are not adequate. When legal expenses are less than budgeted, excess funds are deposited in the professional fee reserve fund. The goal for that fund is \$20,000.00.
4. Even though the irrigated landscape has increased by 60%, the new drought tolerant landscape has required less water. Our water bill was \$27% less than budgeted.
5. Annual dues are determined by dividing the proposed budget by the number of dues-paying properties. The dues will remain at \$175.00 a month until the reserve fund meets state mandated requirements based on a new reserve fund study. Once the reserve fund is fully funded, dues could be reduced or contracts let for management company services for work currently performed by community volunteers.

**Submitted by: Janice Rose, Treasurer**