

OAK MEADOWS HOMEOWNERS' ASSOCIATION

Proposed Annual Budget
for Year Ending December 31, 2008

Revenues/ Income:	
General Assessment	\$40,800
Non-member Billing Fees	240
Filing 4A Painting Fund Assessment	17,280
Maintenance Assessments:	
Filing 4A North (N. Meadow View Court)	1,800
Filing 4A South (S. Meadow View Court)	2,040
Road Fund reserves:	
Filing 4A (N. & S. Meadow View Cts.) Road Fund	2,304
Filing 4A (Single Family) Road Fund	2,880
Beaver Court Road Fund	1,980
Filing 4B-Phase I Road Fund (Old Midland & Haystack)	4,896
Filing 4B-Phase II Road Fund (Old Midland Spur & Silver King, Tennis Ct)	3,744
Filing III Road Fund	3,900
Overflow parking area fees	2,700
Filing III Trash Service	3,000
Grass Cutting Assessments (Single Family Homes & Beaver Court)	1,500
Snow Removal Assessments	21,000
	\$110,064
Expense:	
Bookkeeping and accounting	\$18,000
Administrative	20,200
Legal expense	6,000
Insurance expense	3,000
Grass cutting expense	6,500
Filing III trash removal	3,000
Snow removal expense	21,000
Townhome Painting	150,000
Road Repairs/Maintenance:	
Filing 4A (Single Family Homes)	2,500
Filing III	10,000
Tennis Court & basketball court maintenance	1,800
Contribution to Filing 4A Maintenance fund	400
Contribution to (withdrawal from) Filing 4A Painting Fund, net	(132,720)
Contribution to (withdrawal from) Road Fund Reserves, net:	
Filing 4A (N. & S. Meadow View Ct.) Road Fund	2,304
Filing 4A (Single Family) Road Fund	380
Beaver Court Road Fund	1,980
Filing 4B-Phase I Road Fund	4,896
Filing 4B-Phase II Road Fund	3,744
Filing III Road Fund	(6,100)
Contribution to (withdrawal from) General Assessments Carryover	(6,820)
	\$110,064

Notes to budget

1. Revenues/ general assessment is based on 136 units for 12 months @ \$25/month
2. See attached sheet for amounts assessed for each area

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2008 Special Items:	Estimated Cost	Source of Funds
> Townhome Painting	\$150,000	Townhome Painting Fund Reserve
> Financial Audit/Review	10,000	General Assessments Carryover
> W. Sunlight Court road maintenanc	2,500	Filing IV-SF W. Sunlight Ct. Road Fund
> Filing III road repairs	10,000	Filing III Road Fund Reserve
> Tennis & Basketball Courts-refurbi	<u>1,800</u>	General Assessments Carryover
	<u>\$174,300</u>	*

* NONE of these Special Items require the imposition of a special assessment to OMHA members.
Please refer to Source of Funds above.

OAK MEADOWS HOMEOWNERS' ASSOCIATION

Proposed Assessments by Area

for May 1, 2008 through April 30, 2009

Amounts shown below are monthly fees for each property:

Filing III:
(Sun King Dr.)
\$25.00 general assessment
\$25.00 road fund

+ trash expense
+ snowplowing expense (seasonal)

Filing IV-A:
(N. & S. Meadowview Courts)
\$25.00 general assessment
\$ 6.00 road fund assessment

\$10.00 maintenance assessment
\$45.00 painting assessment
+ snowplowing expense (seasonal)

Filing IV - SF:
(E. & W. Sunlight Courts,
Sopris Court.)
\$25.00 general assessment
\$12.00 road fund assessment
+ snowplowing expense (seasonal)
+ grass cutting expense (seasonal)

Filing IV - Area II:
(Beaver Court)
\$25.00 general assessment
\$15.00 road fund assessment
+ snowplowing expense (seasonal)
+ grass cutting expense (seasonal)

Filing 4B, Phases I & II:
(Old Midland Dr., Haystack Rd.,
Old Midland Spur and Silver
King Ct.)
\$25.00 general assessment
12.00 road fund assessment
+ snowplowing expense (seasonal)

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