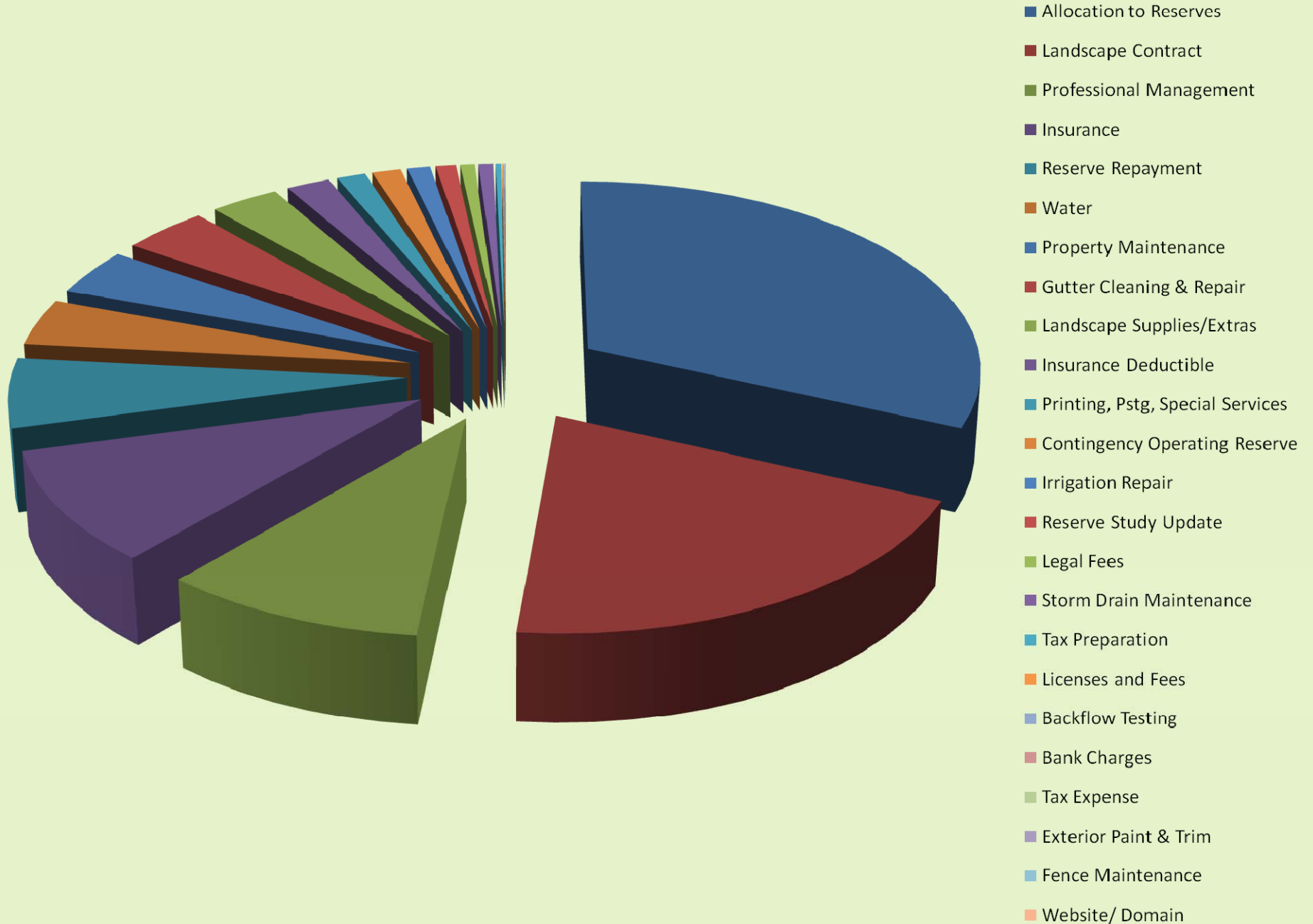


Robin Meadows HOA

2009 Budget Overview

Where do our HOA Dues go?



Detailed \$ Breakdown

| Robin Meadows -BUDGET ITEMS | 2008 Budget Year (Actual) | 2009 Budget Year (Proposed) | 2009 Budget per month (Proposed) | 2009 Budget per month per unit (46) (Proposed) |
|------------------------------------|----------------------------------|------------------------------------|---|---|
| EXPENSES | | | | |
| Allocation to Reserves | \$ 25,966.00 | \$ 24,970.00 | \$ 2,080.83 | \$ 45.24 |
| Landscape Contract | \$ 14,208.00 | \$ 14,978.00 | \$ 1,248.17 | \$ 27.13 |
| Professional Management | \$ 7,107.00 | \$ 7,320.00 | \$ 610.00 | \$ 13.26 |
| Insurance | \$ 7,000.00 | \$ 7,300.00 | \$ 608.33 | \$ 13.22 |
| Reserve Repayment | \$ 2,600.00 | \$ 4,600.00 | \$ 383.33 | \$ 8.33 |
| Water | \$ 3,000.00 | \$ 3,100.00 | \$ 258.33 | \$ 5.62 |
| Property Maintenance | \$ 3,000.00 | \$ 3,100.00 | \$ 258.33 | \$ 5.62 |
| Gutter Cleaning & Repair | \$ 3,000.00 | \$ 3,100.00 | \$ 258.33 | \$ 5.62 |
| Landscape Supplies/Extras | \$ 1,555.00 | \$ 2,388.00 | \$ 199.00 | \$ 4.33 |
| Insurance Deductible | \$ 1,000.00 | \$ 1,550.00 | \$ 129.17 | \$ 2.81 |
| Printing, Pstg, Special Services | \$ 1,000.00 | \$ 1,000.00 | \$ 83.33 | \$ 1.81 |
| Contingency Operating Reserve | \$ - | \$ 1,000.00 | \$ 83.33 | \$ 1.81 |
| Irrigation Repair | \$ 700.00 | \$ 850.00 | \$ 70.83 | \$ 1.54 |
| Reserve Study Update | \$ 700.00 | \$ 700.00 | \$ 58.33 | \$ 1.27 |
| Legal Fees | \$ 750.00 | \$ 500.00 | \$ 41.67 | \$ 0.91 |
| Storm Drain Maintenance | \$ 700.00 | \$ 525.00 | \$ 43.75 | \$ 0.95 |
| Tax Preparation | \$ 200.00 | \$ 195.00 | \$ 16.25 | \$ 0.35 |
| Licenses and Fees | \$ 50.00 | \$ 50.00 | \$ 4.17 | \$ 0.09 |
| Backflow Testing | \$ 60.00 | \$ 35.00 | \$ 2.92 | \$ 0.06 |
| Bank Charges | \$ - | \$ 10.00 | \$ 0.83 | \$ 0.02 |
| Tax Expense | \$ 10.00 | \$ 10.00 | \$ 0.83 | \$ 0.02 |
| Exterior Paint & Trim | \$ 1,000.00 | \$ - | \$ - | \$ - |
| Fence Maintenance | \$ 250.00 | \$ - | \$ - | \$ - |
| Website/ Domain | \$ 125.00 | \$ - | \$ - | \$ - |
| TOTAL EXPENSES | \$ 73,981.00 | \$ 77,281.00 | \$ 6,440.08 | \$ 140.00 |

Increase vs. 2008

4.48%

Budget Descriptions

- Allocation to Reserves + Reserve Repayment **(\$53.57/person/month)**:
 - Our reserve allocation is our biggest piece of our annual budget
 - Includes reserve repayment and allocation to reserves
 - Reserves are essentially a storage bucket for future expenses that are going to happen
 - An example is roof replacement
 - HOA fees are designated to provide for roof replacement
 - A roof in general has a very long expected lifetime and you need to build up reserves (savings) for this over many years.
 - Further on in this document the reserves will be covered in greater detail
- Landscape Contract **(\$27.13/person/month)**:
 - This is self explanatory; we pay Showplace landscaping just under \$1200/mo to keep our neighborhood looking nice
- Profession Management **(\$13.26/person/month)**:
 - We pay Superior Management Company just under \$600/mo to provide our HOA with management services which include keeping us in compliance with the various legal rules of HOAs in Oregon as well as administering certain duties like voting

Budget Descriptions (cont...)

- Insurance (***\$13.22/person/month***):
 - The insurance costs we pay as an HOA are similar to a standard condo policy. The policy covers the structure for all units and home owners are responsible for insuring the inner parts of the home.
 - For specific insurance questions, see our insurance contact info on the website: <http://www.robinmeadows.com/contact.html>
- Water (***\$5.62/person/month***):
 - This is the cost for watering the common area in the middle of our association
- Property Maintenance (***\$5.62/person/month***):
 - This is for periodic repairs that are needed around the neighborhood that are not accounted for as part of our regular reserve allocation.
 - Such expenses may include one-off repairs, fixing the siding, etc;
- Gutter Cleaning / Maintenance (***\$5.62/person/month***):
 - This is a budget for gutter cleaning work (not repair)

Budget Descriptions (cont...)

- Landscaping Supplies / Extras (***\$4.33/person/month***):
 - This is the cost for additional things the landscaping company needs
 - Sprinkler repairs, etc.
- Insurance Deductible (***\$2.72/person/month***):
 - Our HOA policy has a deductible that we must build up cash on hand to pay. It's \$10,000 so we are building up a deductible cash pool for this.
- Printing Postage, Special Services (***\$1.81/person/month***):
 - This is the budget item for services that Superior provides such as mailing default notices, putting homeowners under lien status and collecting fines, etc.
- Other Expenses are minor, but mostly self explanatory

Reserve Account – How it works

- Pool of cash the HOA must maintain and grow to pay certain long-term expenses
 - Roof replacement
 - Fence replacement
 - Fence staining
 - Asphalt repaving
- See the next slide to see a summary of our expected future expenditures from our Reserve account. This is why we need to have such a large chunk of money go out of our dues into 'reserves'
 - ~\$50/month

| Beginning Balance: | | \$79,758 | | | | | | |
|--------------------|--------------|---------------------|----------------|-----------------|-------------------|---------------------|--|--|
| ** Projected ** | | | | ** Projected ** | | | | |
| Year: | Current Cost | Annual Contribution | Ending Expense | Reserves | Dues for reserves | Increase from Prior | | |
| 2009 | \$ 566,081 | \$ 28,566 | \$ 42,445 | \$ 66,703 | \$ 51.75 | n/a | | |
| 2010 | \$ 583,686 | \$ 30,209 | \$ - | \$ 98,207 | \$ 54.73 | 5.75% | | |
| 2011 | \$ 601,839 | \$ 31,946 | \$ 15,807 | \$ 115,901 | \$ 57.87 | 5.75% | | |
| 2012 | \$ 620,556 | \$ 33,782 | \$ 55,940 | \$ 94,965 | \$ 61.20 | 5.75% | | |
| 2013 | \$ 639,855 | \$ 35,725 | \$ 678 | \$ 131,785 | \$ 64.72 | 5.75% | | |
| 2014 | \$ 659,755 | \$ 37,779 | \$ 8,145 | \$ 163,667 | \$ 68.44 | 5.75% | | |
| 2015 | \$ 680,273 | \$ 39,951 | \$ 42,608 | \$ 163,237 | \$ 72.38 | 5.75% | | |
| 2016 | \$ 701,430 | \$ 42,249 | \$ - | \$ 208,390 | \$ 76.54 | 5.75% | | |
| 2017 | \$ 723,244 | \$ 44,678 | \$ 18,996 | \$ 237,406 | \$ 80.94 | 5.75% | | |
| 2018 | \$ 745,737 | \$ 47,247 | \$ 61,955 | \$ 225,835 | \$ 85.59 | 5.75% | | |
| 2019 | \$ 768,929 | \$ 49,964 | \$ 10,308 | \$ 269,276 | \$ 90.51 | 5.75% | | |
| 2020 | \$ 792,843 | \$ 52,836 | \$ - | \$ 326,762 | \$ 95.72 | 5.75% | | |
| 2021 | \$ 817,501 | \$ 55,875 | \$ 51,203 | \$ 336,206 | \$ 101.22 | 5.75% | | |
| 2022 | \$ 842,925 | \$ 59,087 | \$ 15,710 | \$ 385,085 | \$ 107.04 | 5.75% | | |
| 2023 | \$ 869,140 | \$ 62,485 | \$ 22,828 | \$ 430,925 | \$ 113.20 | 5.75% | | |
| 2024 | \$ 896,170 | \$ 66,078 | \$ 214,224 | \$ 286,718 | \$ 119.71 | 5.75% | | |
| 2025 | \$ 924,041 | \$ 69,877 | \$ 979 | \$ 360,666 | \$ 126.59 | 5.75% | | |
| 2026 | \$ 952,779 | \$ 73,895 | \$ 92,643 | \$ 346,726 | \$ 133.87 | 5.75% | | |
| 2027 | \$ 982,410 | \$ 73,895 | \$ 61,532 | \$ 364,164 | \$ 133.87 | 0.00% | | |
| 2028 | \$ 1,012,963 | \$ 73,895 | \$ 428,918 | \$ 9,141 | \$ 133.87 | 0.00% | | |
| 2029 | \$ 1,044,466 | \$ 73,895 | \$ 40,328 | \$ 42,845 | \$ 133.87 | 0.00% | | |
| 2030 | \$ 1,076,949 | \$ 73,895 | \$ 89,472 | \$ 27,268 | \$ 133.87 | 0.00% | | |
| 2031 | \$ 1,110,442 | \$ 73,895 | \$ 1,177 | \$ 101,017 | \$ 133.87 | 0.00% | | |
| 2032 | \$ 1,144,977 | \$ 73,895 | \$ 161,308 | \$ 13,605 | \$ 133.87 | 0.00% | | |
| 2033 | \$ 1,180,586 | \$ 73,895 | \$ 73,945 | \$ 13,555 | \$ 133.87 | 0.00% | | |
| 2034 | \$ 1,217,302 | \$ 73,895 | \$ 15,029 | \$ 73,022 | \$ 133.87 | 0.00% | | |
| 2035 | \$ 1,255,160 | \$ 73,895 | \$ 32,967 | \$ 115,199 | \$ 133.87 | 0.00% | | |
| 2036 | \$ 1,294,195 | \$ 73,895 | \$ 107,521 | \$ 82,317 | \$ 133.87 | 0.00% | | |
| 2037 | \$ 1,334,445 | \$ 73,895 | \$ 1,414 | \$ 156,684 | \$ 133.87 | 0.00% | | |
| 2038 | \$ 1,375,946 | \$ 73,895 | \$ - | \$ 233,648 | \$ 133.87 | 0.00% | | |
| | | Totals: | | | | | | |
| | | \$ 1,748,969 | \$ 1,668,080 | | | | | |