



West Kuiaha Meadows Homeowners Association, Inc.

October 17, 2018

Dear West Kuiaha Meadows Homeowner,

At the recent meeting of the Board of Directors (BOD) of the West Kuiaha Meadows Homeowners Association held on September 20, 2018, the budget for the 2019 calendar year was reviewed, discussed and approved.

The approved budget for 2019 is posted on the www.westkuiahameadows.org website and a copy is enclosed for your information and files.

Below are the highlights of the budget:

- Maintenance fees for the Homeowner's Association will be \$163.00 per month. The quarterly Common Area Maintenance billing commencing on January 1, 2019 will be \$489.00 per lot owner.
- Maintenance fees for those on the private Water System will be \$392.00 per month. The quarterly billing for the Water System Maintenance Fee commencing January 1, 2019 will be \$1,176.00 per lot serviced by the water system.

Please review the enclosed and should you have any questions, please don't hesitate to contact us through the website contact form.

Sincerely,

West Kuiaha Meadows Homeowners Association
Board of Directors

Attachment

WEST KUIAHA MEADOWS HOMEOWNER'S ASSOCIATION
 2019 ANNUAL OPERATING BUDGET
 Prepared on a Cash basis

	January	February	March	April	May	June	July	August	September	October	November	December	Total
ASSOCIATION INCOME:													
3001	7,824.00	0.00	0.00	7,824.00	0.00	0.00	7,824.00	0.00	0.00	7,824.00	0.00	0.00	31,296.00
	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	1.80
3007	7,824.15	0.15	0.15	7,824.15	0.15	0.15	7,824.15	0.15	0.15	7,824.15	0.15	0.15	31,297.80
ASSOCIATION COMMON EXPENSES:													
4003	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	504.00
4007	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4011	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4004	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	516.00
4009	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4012	0.00	0.00	1,220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,220.00
4012	0.00	0.00	890.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	890.00
4012	0.00	0.00	639.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	639.00
4014	634.00	634.00	634.00	634.00	634.00	634.00	634.00	634.00	634.00	1,434.00	634.00	634.00	8,408.00
4016	580.00	715.00	580.00	580.00	580.00	580.00	580.00	580.00	715.00	580.00	830.00	580.00	7,615.00
4018	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
4019	117.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	579.00
4021	0.00	30.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	255.00
4024	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	2.00
4033	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	216.00
4200	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
TOTAL ASSOCIATION EXPENSES	2,305.00	2,394.00	4,978.00	2,229.00	2,229.00	2,364.00	2,230.00	2,454.00	2,354.00	3,029.00	2,479.00	2,229.00	31,284.00

	January	February	March	April	May	June	July	August	September	October	November	December	Total
WATER SYSTEM INCOME:													
3002	16,464.00	0.00	0.00	16,464.00	0.00	0.00	16,464.00	0.00	0.00	16,464.00	0.00	0.00	65,856.00
	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	54.00
3008	1,630.00	0.00	0.00	1,630.00	0.00	0.00	1,630.00	0.00	0.00	1,630.00	0.00	0.00	6,520.00
3011	1,260.00	0.00	0.00	1,260.00	0.00	0.00	1,260.00	0.00	0.00	1,260.00	0.00	0.00	5,040.00
5003	19,358.50	4.50	4.50	19,358.50	4.50	4.50	19,358.50	4.50	4.50	19,358.50	4.50	4.50	77,470.00
WATER SYSTEM EXPENSES:													
5012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5006	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	1,539.00	18,468.00
5016	580.00	715.00	580.00	580.00	580.00	580.00	580.00	580.00	715.00	580.00	830.00	580.00	7,615.00
5007	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5009	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
5013	0.00	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	4,500.00
5008	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5021	0.00	30.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	255.00
5018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5019	117.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	579.00
5024	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	2.00
5200	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	1,324.00	15,888.00
TOTAL WATER SYSTEM EXPENSES	5,636.00	7,225.00	5,560.00	5,560.00	5,560.00	5,695.00	7,161.00	5,785.00	7,195.00	5,560.00	5,810.00	5,560.00	72,307.00

Recovered through quarterly water billing
 5003 Electricity - Water System Expense

Association Common Expenses	
Costs per homeowner/month	150.44
Reserve per homeowner/month	12.50
Total per month	162.94
Rounded	163.00

Water System Expenses	
System Cost per homeowner/month	335.83
Reserve per homeowner/month	94.57
Subtotal per month	430.40
Water Usage Recovery	38.81
Total per month	391.59
Rounded	392.00

BUDGET

77,347.00

WEST KUHA MEADOWS HOA
WATER SYSTEM RESERVE & CASH FLOW PLAN
20 YEAR CASH FLOW PLAN
UPDATED CT 2007

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
TOTAL REPLACEMENT COST	190,840.00	198,473.60	206,412.54	214,669.05	223,255.81	232,186.04	241,473.48	251,132.42	261,177.72	271,624.83	282,489.82	293,789.41	305,540.99	317,762.63	330,473.13	343,692.06	357,439.74	371,737.33	386,606.82	402,071.10
X 4% annual cost adjustment	7,633.60	7,938.94	8,256.50	8,586.76	8,930.23	9,287.44	9,658.94	10,045.30	10,447.11	10,864.99	11,299.59	11,751.58	12,221.64	12,710.51	13,218.93	13,747.68	14,297.59	14,869.49	15,464.27	16,082.84
TOTAL COSTS	198,473.60	206,412.54	214,669.05	223,255.81	232,186.04	241,473.48	251,132.42	261,177.72	271,624.83	282,489.82	293,789.41	305,540.99	317,762.63	330,473.13	343,692.06	357,439.74	371,737.33	386,606.82	402,071.10	418,153.94
AMORTIZE 20 YEARS	9,823.68	10,320.63	10,733.45	11,162.79	11,609.30	12,073.67	12,556.62	13,058.89	13,581.24	14,124.49	14,689.47	15,277.05	15,888.13	16,523.66	17,184.60	17,871.99	18,586.87	19,330.34	20,103.55	20,907.70
DIVIDED BY 12 months	826.97	860.05	894.45	930.23	967.44	1,006.14	1,046.39	1,088.24	1,131.77	1,177.04	1,224.12	1,273.09	1,324.01	1,376.97	1,432.05	1,488.33	1,548.91	1,610.86	1,675.30	1,742.31
MONTHLY RESERVE PER OWNER	59.07	61.43	63.89	66.45	69.10	71.87	74.74	77.73	80.84	84.07	87.44	90.93	94.57	98.36	102.29	106.38	110.64	115.06	119.66	124.45
Pipes	50	50	40	750,000.00	780,000.00	811,200.00	843,648.00	877,393.92	912,489.68	948,869.26	986,948.83	1,026,426.79	1,067,483.86	1,110,183.21	1,154,590.54	1,200,774.16	1,248,805.13	1,298,757.34	1,350,707.63	1,404,881.10
Storage-replace 1 tank (50000 tank)	50	50	40	100,000.00	104,000.00	108,160.00	112,486.40	116,985.86	121,665.29	126,531.90	131,593.18	136,856.91	142,331.18	148,024.43	153,945.41	160,103.22	166,507.35	173,167.64	180,094.35	187,398.10
Power system-3phase converter	25	25	10	15,000.00	15,000.00	16,224.00	16,872.96	17,547.88	18,249.79	18,979.79	19,738.98	20,528.54	21,349.68	22,203.66	23,091.81	24,015.48	24,976.10	25,975.15	27,014.15	28,101.45
Booster Pumps	75	5	5	3,000.00	3,000.00	3,244.80	3,374.59	3,509.58	3,649.96	3,795.96	3,947.80	4,105.71	4,269.94	4,440.73	4,618.36	4,803.10	4,995.22	5,195.03	5,402.83	5,628.10
Well Pump	20	5	5	35,000.00	36,400.00	37,856.00	39,370.24	40,945.05	42,582.85	44,286.17	46,057.61	47,899.92	49,815.91	51,808.55	53,880.89	56,035.13	58,277.57	60,608.68	63,033.02	65,556.10
Storage Tank Liner	60	5	5	25,000.00	26,000.00	27,040.00	28,121.60	29,246.46	30,416.32	31,632.98	32,898.29	34,214.23	35,582.80	37,006.11	38,486.35	40,023.81	41,626.84	43,291.91	45,023.59	46,828.42
Chlorinator	15	5	5	1,500.00	1,500.00	1,622.40	1,657.30	1,754.79	1,824.98	1,897.98	1,973.90	2,052.85	2,134.97	2,220.37	2,309.18	2,401.56	2,497.61	2,597.51	2,701.42	2,810.42
Valves - replacement	15	5	5	2,500.00	2,600.00	2,704.00	2,812.16	2,924.65	3,041.63	3,163.30	3,289.83	3,421.42	3,556.26	3,700.61	3,848.64	4,002.58	4,162.68	4,329.19	4,502.36	4,681.42
Water Meters (18)	15	5	5	1,500.00	1,560.00	1,622.40	1,687.30	1,754.79	1,824.98	1,897.98	1,973.90	2,052.85	2,134.97	2,220.37	2,309.18	2,401.55	2,497.61	2,597.51	2,701.42	2,810.42
Total Replacement Cost	183,500.00	190,840.00	198,473.60	206,412.54	214,669.05	223,255.81	232,186.04	241,473.48	251,132.42	261,177.72	271,624.83	282,489.82	293,789.41	305,540.99	317,762.63	330,473.13	343,692.06	357,439.74	371,737.33	386,606.82