

**The West End, Edwards, CO
Preliminary Workforce Housing (WHU) HOA Expenses
2009 General Assessment**

Common Area Utilities

SUBTOTAL \$ 56,500

Common Area Interior Maintenance- Residential Only

Elevators	\$	25,000
Interior Cleaning		13,400
Pest Control		1,600
Interior Maintenance & Repairs		3,000
Contingency		5,700

SUBTOTAL \$ 48,700

Common Area Exterior Maintenance- Residential and Commercial

Snow Removal	\$	17,700
Power Washing		8,200
Trash removal		40,800
Exterior Maintenance & Repairs		21,500
Landscaping Maintenance		29,300
Hot Tubs		1,900
Contingency		13,500

SUBTOTAL \$ 132,900

Inspections

SUBTOTAL \$ 8,200

General & Administrative

Insurance	\$	5,600
Accounting		6,800
Management & Legal		8,200
Payroll		34,200
Employee Benefits		6,200
Office Supplies		1,000
Marketing & Events		5,900

SUBTOTAL \$ 67,900

Life/Safety Systems

SUBTOTAL \$ 41,000

Capital Reserve

SUBTOTAL \$ 19,400

Garage Maintenance

SUBTOTAL \$ 46,900

ESTIMATED TOTAL ANNUAL EXPENSES \$ 421,500

Estimated Monthly Assessments	
Studio	\$ 100
1 Bedroom	\$ 120
2 Bedroom	\$ 165
3 Bedroom	\$ 220

1. The above figures do not include Limited Assessments (e.g. individual unit utilities) as outlined in the CCRs. These items will be billed separately by the HOA or the utility company.
2. The above figures are only preliminary and are subject to change. Final numbers will be determined once the budget is approved by the HOA.