

## ARBOR ROSES HOMEOWNERS ASSOCIATION

Association name:	Arbor Roses Homeowners Association	Developer:	West Hills
Association number:	513		
General - Total # of Units	614	Fiscal year end:	12/31
Clubhouse - Total # of Units	614		
Pool - Total # of Units	614		
Road & Alley - Total # of Units	331		
Budget year:	2012		
Budget type:	M		<b>BUDGET APPROVED</b>

ACCT. NO.	BUDGET ITEMS	2011 PRIOR BUDGET	2012 BUDGET PER YEAR	2012 BUDGET PER MONTH	2012 BUDGET PER UNIT PER MONTH
<b>REVENUES</b>					
4001	Operating Income - General	\$ 380,930	\$ 425,636	\$ 35,470	\$ 57.77
4002	Operating Income - Clubhouse	30,000	25,950	2,163	3.52
4003	Operating Income - Pool	39,200	33,400	2,783	4.53
4100	Reserve Income - General	38,150	44,223	3,685	6.00
4101	Architectural Fees	30,550	13,458	1,122	1.83
4102	Reserve Income - Pool	8,281	8,725	727	1.18
4103	Reserve Income - Road & Alley	6,653	4,623	385	1.16
<b>TOTAL REVENUE</b>		<b>\$ 533,764</b>	<b>\$ 556,015</b>	<b>\$ 46,335</b>	

<b>GENERAL EXPENSES (614 Units)</b>					
6003	Financial Review	\$ 2,800	\$ 2,800	\$ 233	0.38
6051	Tax Expense	700	225	19	0.03
6055	Utility Shut off Expense	1,000	600	50	0.08
6061	Insurance	9,355	5,120	427	0.69
6064	Website/Domain	1,200	960	80	0.13
6081	Licenses And Fees	700	700	58	0.10
6121	Electric	2,500	1,500	125	0.20
6161	Water	15,000	9,100	758	1.24
6223	Internet	221,040	221,040	18,420	30.00
6341	Landscape - Contract	36,048	36,048	3,004	4.89
6342	Irrigation Repair	3,000	3,000	250	0.41
6343	Seasonal Color	3,200	3,600	300	0.49
6344	Plant Replacement	4,000	4,000	333	0.54
6350	Landscape Improvements	0	2,500	208	0.34
6361	Landscape - Supplies/Extras	4,780	4,750	396	0.64
6371	Backflow Device Testing	1,000	900	75	0.12
6641	Recreation Area Equipment/Supplies	1,000	200	17	0.03
6659	Graffiti Removal	2,388	2,400	200	0.33
6661	Common Area Maintenance/Repair	10,000	5,000	417	0.68
6665	Fountain Maintenance	2,720	2,500	208	0.34
6683	Light Repair	500	250	21	0.03
6821	Community Social Events	750	500	42	0.07
6861	Professional Management	24,924	25,668	2,139	3.48
6881	Tax Preparation	225	225	19	0.03
6901	Professional Fees (Architect/Attorney)	5,000	2,000	167	0.27
6911	Printing, Postage, Special Services	16,500	16,500	1,375	2.24
6932	Reserve Study Update and Maint. Plan	600	550	46	0.07
6981	Bad Debt	10,000	73,000	6,083	9.91
<b>SUBTOTAL GENERAL EXPENSES</b>		<b>\$ 380,930</b>	<b>\$ 425,636</b>	<b>\$ 35,470</b>	<b>\$ 57.77</b>

<b>GENERAL RESERVE ALLOCATION (614 Units)</b>					
6810	Allocation To Reserves	\$ 38,150	\$ 44,223	\$ 3,685	\$ 6.00
<b>SUBTOTAL GENERAL RESERVES</b>		<b>\$ 38,150</b>	<b>\$ 44,223</b>	<b>\$ 3,685</b>	<b>\$ 6.00</b>

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Budget year:	2012		
Budget type:	M		<b>BUDGET APPROVED</b>

ACCT. NO.	BUDGET ITEMS	2011 PRIOR BUDGET	2012 BUDGET PER YEAR	2012 BUDGET PER MONTH	2012 BUDGET PER UNIT PER MONTH
<b>CLUBHOUSE EXPENSES (614 Units)</b>					
7017	Exercise Equipment Maintenance	\$ 1,800	\$ 1,500	\$ 125	\$ 0.20
7121	Electric	5,000	4,200	350	0.57
7141	Gas	5,000	4,100	342	0.56
7160	Water & Sewer	300	600	50	0.08
7201	Cable Service - Clubhouse	1,000	1,000	83	0.14
7221	Telephone	4,000	4,000	333	0.54
7241	Trash	350	350	29	0.05
7461	Janitorial Service	6,750	6,000	500	0.81
7662	Signs / Installation	400	1,000	83	0.14
7681	Building Maintenance & Repair	5,000	3,000	250	0.41
7683	Light Repair	400	200	17	0.03
<b>SUBTOTAL CLUBHOUSE EXPENSES</b>		<b>\$ 30,000</b>	<b>\$ 25,950</b>	<b>\$ 2,163</b>	<b>\$ 3.52</b>
<b>CLUBHOUSE RESERVE ALLOCATION (614 Units)</b>					
6810	Allocation To Reserves	\$ 30,550	\$ 13,458	\$ 1,122	\$ 1.83
<b>SUBTOTAL CLUBHOUSE RESERVES</b>		<b>\$ 30,550</b>	<b>\$ 13,458</b>	<b>\$ 1,122</b>	<b>\$ 1.83</b>
<b>POOL EXPENSES (614 Units)</b>					
7421	Pool - Contract	\$ 10,000	\$ 8,000	\$ 667	\$ 1.09
7423	Pool Area Oversight -- Labor	20,000	20,000	1,667	2.71
7441	Pool - Extras	4,000	2,000	167	0.27
7443	Pool Furniture Repair / Maintenance	200	200	17	0.03
7542	Security Service or Fire/Sec.Alarm Mon.	5,000	3,200	267	0.43
<b>SUBTOTAL POOL EXPENSES</b>		<b>\$ 39,200</b>	<b>\$ 33,400</b>	<b>\$ 2,783</b>	<b>\$ 4.53</b>
<b>POOL RESERVE ALLOCATION (614 Units)</b>					
6810	Allocation To Reserves	\$ 8,281	\$ 8,725	\$ 727	\$ 1.18
<b>SUBTOTAL POOL RESERVES</b>		<b>\$ 8,281</b>	<b>\$ 8,725</b>	<b>\$ 727</b>	<b>\$ 1.18</b>
<b>ROAD &amp; ALLEY RESERVE ALLOCATION (331 Units)</b>					
6810	Allocation To Reserves	\$ 6,653	\$ 4,623	\$ 385	\$ 1.16
<b>SUBTOTAL ROAD &amp; ALLEY RESERVE</b>		<b>\$ 6,653</b>	<b>\$ 4,623</b>	<b>\$ 385</b>	<b>\$ 1.16</b>
<b>TOTAL BUDGETED EXPENSES</b>		<b>\$ 533,764</b>	<b>\$ 556,015</b>	<b>\$ 46,335</b>	

## Reserve Study -- 614 Units

ITEM	QUANTITY	UNITS	COST PER UNIT	LIFE EXPECTANCY (years)	TOTAL COST	RESERVE FUNDS PER YEAR
<b>GENERAL RESERVES (614 Units)</b>						
Bark Dust					\$	5,094
Basketball Court - Resurface					\$	97
Basketball Standard					\$	144
Benches - A					\$	616
Benches - B					\$	110
Benches - C					\$	55
Benches - D					\$	66
Cedar Chips - Playground					\$	164
Controllers					\$	3,081
Defecation Station - Dogs					\$	96
Fence - Chain Link - A					\$	122
Fence - Chain Link - B					\$	812
Fence - Wood					\$	11,708
Fence - wrought Iron - A 1'					\$	587
Fountain - Entry					\$	5,443
Kiosk - Common Area					\$	1,797
Lighting Fountain					\$	647
Mailboxes					\$	2,978
Monument					\$	899
Paint - Kiosk					\$	385
Picnic Tables					\$	92
Pond - Repair & Replacement					\$	447
Refuse Containers - With Liners					\$	72
Sidewalks - Concrete					\$	770
Signage					\$	539
Storage Shed PVC					\$	221
Storm Drains - Master					\$	514
Tot Lot Equipment					\$	3,800
Trees					\$	770
Wall - Masonry					\$	419
Wall - Retaining					\$	1,541
Water Feature Pump - A					\$	73
Water Feature Pump - B					\$	64
<b>SUBTOTAL GENERAL RESERVES</b>					<b>\$</b>	<b>44,223</b>
<b>TOTAL GENERAL RESERVES</b>					<b>\$</b>	<b>44,223</b>

**CLUBHOUSE RESERVES (614 Units)**

ADA Door System					\$	385
Alarm System					\$	522
Appliances					\$	430
Fitness Equipment - A					\$	3,851
Fitness Equipment - B					\$	376
Flooring - Carpet fitness room					\$	52
Flooring - Carpets C/B					\$	68
Flooring - Slate					\$	154
Fountain - Drinking					\$	193
Furnishings					\$	2,696
Gate & Door Locks					\$	92
Gutters/Downspouts					\$	265
HVAC Units					\$	1,348
Lighting - Emergency					\$	48
Lighting - Exterior					\$	96
Lighting - L.E.D.					\$	126
Paint - Exterior C/B					\$	44
Paint - Exterior Trim C/B					\$	215
Paint - Interior					\$	1,300
Roof - Composition					\$	1,173

**# 513 -- Arbor Roses Homeowners Association****Reserve Study -- 614 Units**

ITEM	QUANTITY	UNITS	COST PER UNIT	LIFE EXPECTANCY (years)	TOTAL COST	RESERVE FUNDS PER YEAR
Siding - Hardi Board						\$ 24
<b>SUBTOTAL CLUBHOUSE RESERVES</b>						<b>\$ 13,458</b>
<b>CLUBHOUSE OTHER ITEMS NEEDED (614 Units)</b>						
Building Envelope Inspection - Clubhouse	0	EA	\$ 140.00	1	\$ 0	\$ 0
<b>SUBTOTAL CLUBHOUSE OTHER NEEDED ITEMS</b>						<b>\$ 0</b>
<b>TOTAL CLUBHOUSE RESERVES</b>						<b>\$ 13,458</b>
<b>POOL RESERVES (614 Units)</b>						
Fence Wrought Iron						\$ 0
Pergola/Arbor-Wood						\$ 1,695
Planters - Vase						\$ 270
Pool - Cover						\$ 254
Pool - Deck						\$ 1,887
Pool - Filter						\$ 165
Pool - Furniture						\$ 0
Pool - Heater						\$ 168
Pool - Pump						\$ 125
Pool - Replaster						\$ 1,541
Pool - Shower						\$ 94
Pool Automation Equipment						\$ 449
Pool emergency phone						\$ 22
Wading Pool - Replaster						\$ 1,637
Wading Pool Filter						\$ 230
Wading Pool Heater						\$ 48
Wading Pool Pump						\$ 140
<b>SUBTOTAL POOL RESERVES</b>						<b>\$ 8,725</b>
<b>TOTAL POOL RESERVES</b>						<b>\$ 8,725</b>
<b>ROAD &amp; ALLEY RESERVES (331 Units)</b>						
Asphalt Overlay						\$ 3,179
Asphalt Sealcoat						\$ 1,084
Storm Drains						\$ 360
<b>SUBTOTAL ROAD &amp; ALLEY RESERVES</b>						<b>\$ 4,623</b>
<b>TOTAL ROAD &amp; ALLEY RESERVES</b>						<b>\$ 4,623</b>

Reserve Study by: WSSC Dated 8/25/11 Version #8

## # 513 -- Arbor Roses Homeowners Association

### 2012 Monthly Assessments

General Expenses:	\$ 35,470
General Reserves	3,685
Rec Center Expenses	2,163
Rec Center Reserves	1,122
Pool Expenses	2,783
Pool Reserves	727
Private Street Expenses	385

Home Style	General Expenses	General Reserves	Rec Center Expenses	Rec Center Reserves	Pool Expenses	Pool Reserves	Private Street Reserves	Cottage Expenses	Terrace Expenses	Chateau Expenses	Townhome Expenses	Total Monthly
Cottage	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16	\$37.00				\$113.00
Terrace	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16		\$41.00			\$117.00
Chateau	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16			\$32.00		\$108.00
Townhome	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16				\$100.00	\$176.00

## # 513 -- Arbor Roses Homeowners Association

### 2012 Monthly Assessments

Home style	Operating Income - General	Reserve Income - General	Operating Income - Clubhouse	Reserve Income - Clubhouse	Operating Income - Pool	Reserve Income - Pool	Reserve Income - Road & Alley	Style Expense	<b>Total Monthly</b>
Cottage, No Private Street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18		\$37.00	<b>\$111.84</b>
Cottage w/ Private Street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16	\$37.00	<b>\$113.00</b>
Terrace, No Private Street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18		\$41.00	<b>\$115.84</b>
Terrace w/ Private Street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16	\$41.00	<b>\$117.00</b>
Chateau, No Private street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18		\$32.00	<b>\$106.84</b>
Chateau w/ Private Street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16	\$32.00	<b>\$108.00</b>
Townhome, No Private Street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18		\$100.00	<b>\$174.84</b>
Townhome w/ Private Street	\$57.77	\$6.00	\$3.52	\$1.83	\$4.53	\$1.18	\$1.16	\$100.00	<b>\$176.00</b>