

ARBOR ROSES HOMEOWNERS ASSOCIATION

Association name: **Arbor Roses Homeowners Association**
 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: **2010**
 Budget type: **M**

ACCT. NO.	BUDGET ITEMS	2009 PRIOR BUDGET	2010 BUDGET PER YEAR	2010 BUDGET PER MONTH	2010 BUDGET PER UNIT PER MONTH
REVENUES					
4001	Operating Income - general	\$ 378,998	\$ 389,837	\$ 32,486	\$ 52.91
4002	Operating Income - clubhouse	34,458	37,401	3,117	5.08
4003	Operating Income - pool	34,250	43,100	3,592	5.85
4100	Reserve Income - general	34,389	40,143	3,345	5.45
4101	Reserve Income - clubhouse	11,249	11,620	968	1.58
4102	Reserve Income - pool	6,632	9,587	799	1.30
4103	Reserve Income - road & alley	7,634	6,933	578	1.75
TOTAL REVENUE		\$ 507,610	\$ 538,621	\$ 44,885	\$ 73.91

GENERAL EXPENSES (614 Units)					
6003	Financial Review	\$ 2,500	\$ 2,000	\$ 167	\$ 0.27
6051	Tax Expense	10	500	42	0.07
6061	Insurance	9,623	10,500	875	1.43
6064	Website/Domain	1,200	1,200	100	0.16
6070	Web Portal	0	600	50	0.08
6081	Licenses And Fees	632	600	50	0.08
6121	Electric	5,581	4,500	375	0.61
6161	Water	21,242	18,352	1,529	2.49
6223	Internet	221,040	221,040	18,420	30.00
6341	Landscape - Contract	36,048	36,048	3,004	4.89
6342	Irrigation Repair	3,500	3,300	275	0.45
6343	Seasonal Color	3,200	3,200	267	0.43
6344	Plant Replacement	4,000	4,000	333	0.54
6361	Landscape - Supplies/Extras	4,580	5,000	417	0.68
6371	Backflow Device Testing	640	1,418	118	0.19
6641	Recreation Area Equipment/Supplies	2,000	1,000	83	0.14
6659	Graffiti Removal	1,080	1,000	83	0.14
6661	Common Area Maintenance/Repair	10,000	10,000	833	1.36
6665	Fountain Maintenance	3,600	3,600	300	0.49
6683	Light Repair	500	750	63	0.10
6821	Community Social Events	1,000	1,000	83	0.14
6861	Management Fees	24,192	24,192	2,016	3.28
6881	Tax Preparation	225	225	19	0.03
6901	Professional Fees (Architect/Attorney)	5,000	5,000	417	0.68
6911	Printing And Special Services	12,900	16,500	1,375	2.24
6932	Reserve Study Update & Maint. Plan	525	525	44	0.07
6941	Bank Charges	180	180	15	0.02
6981	Bad Debt	4,000	13,607	1,134	1.85
SUBTOTAL GENERAL EXPENSES		\$ 378,998	\$ 389,837	\$ 32,486	\$ 52.91

GENERAL RESERVE EXPENSES (614 Units)					
6810	Allocation To Reserves	\$ 34,389	\$ 40,143	\$ 3,345	\$ 5.45
SUBTOTAL GENERAL EXPENSES		\$ 34,389	\$ 40,143	\$ 3,345	\$ 5.45

ACCT. NO.	BUDGET ITEMS	2009 PRIOR BUDGET	2010 BUDGET PER YEAR	2010 BUDGET PER MONTH	2010 BUDGET PER UNIT PER MONTH
CLUBHOUSE EXPENSES (614 Units)					
6017	Exercise Equipment Maintenance	2,000	\$ 1,500	\$ 125	\$ 0.20
6121	Electric	5,487	5,600	467	0.76
6141	Gas	7,087	7,300	608	0.99
6160	Water & Sewer	770	750	63	0.10
6201	Cable TV	1,174	1,000	83	0.14
6221	Telephone	3,915	4,000	333	0.54
6241	Trash	325	326	27	0.04
6461	Janitorial Service	6,000	6,300	525	0.86
6622	Janitorial Supplies	500	375	31	0.05
6681	Building Maintenance/Repair	7,000	10,000	833	1.36
6683	Light Repair	200	250	21	0.03
SUBTOTAL CLUBHOUSE EXPENSES		\$ 34,458	\$ 37,401	\$ 3,117	\$ 5.08
CLUBHOUSE RESERVE EXPENSES (614 Units)					
6810	Allocation To Reserves	\$ 11,249	\$ 11,620	\$ 968	\$ 1.58
SUBTOTAL CLUBHOUSE EXPENSES		\$ 11,249	\$ 11,620	\$ 968	\$ 1.58
POOL EXPENSES (614 Units)					
6421	Pool - Contract	9,250	\$ 12,000	\$ 1,000	\$ 1.63
6441	Pool - Extras	5,000	8,000	667	1.09
6443	Pool Furniture Repair/Maintenance	2,000	100	8	0.01
6542	Security Service or Fire/Sec.Alarm Mon.	3,000	3,000	250	0.41
6561	Lifeguard - Payroll	15,000	20,000	1,667	2.71
SUBTOTAL POOL EXPENSES		\$ 34,250	\$ 43,100	\$ 3,592	\$ 5.85
POOL RESERVE EXPENSES (614 Units)					
6810	Allocation To Reserves	\$ 6,632	\$ 9,587	\$ 799	\$ 1.30
SUBTOTAL POOL EXPENSES		\$ 6,632	\$ 9,587	\$ 799	\$ 1.30
ROAD & ALLEY RESERVE EXPENSES (331 Units)					
6810	Allocation To Reserves	\$ 7,634	\$ 6,933	\$ 578	\$ 1.75
SUBTOTAL ROAD & ALLEY EXPENSE		\$ 7,634	\$ 6,933	\$ 578	\$ 1.75
TOTAL BUDGETED EXPENSES		\$ 507,610	\$ 538,621	\$ 44,885	\$ 73.91

513 -- Arbor Roses Homeowners Association

Reserve Study -- 614 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (614 Units)	
Bark Dust	\$ 6,180
Basketball Court - Resurface	\$ 94
Basketball Standard	\$ 106
Benches - A	\$ 599
Benches - B	\$ 227
Benches - C	\$ 154
Cedar Chips - Playground	\$ 139
Controllers	\$ 2,428
Defecation Station - Dogs	\$ 22
Fence - Chain Link - A	\$ 52
Fence - Chain Link - B	\$ 938
Fence - Wood	\$ 10,159
Fence - Vinyl	\$ 235
Fountain - Entry	\$ 4,723
Kiosk - Common Area	\$ 1,559
Kiosk - Lights	\$ 200
Lighting - Fountain	\$ 510
Mailboxes	\$ 3,499
Monument	\$ 538
Paint - Kiosk	\$ 40
Picnic Tables	\$ 80
Pond - Repair & Replacement	\$ 271
Refuse Containers - With Liners	\$ 53
Sidewalks - Concrete	\$ 607
Signage	\$ 425
Storm Drains - Master	\$ 593
Tot Lot Equipment	\$ 3,297
Trees	\$ 607
Wall - Retaining	\$ 1,214
Wall - Masonry	\$ 330
Water Feature Pump - A	\$ 26
Water Feature Pump - B	\$ 238
SUBTOTAL GENERAL RESERVES	\$ 40,143
TOTAL GENERAL RESERVES	\$ 40,143
CLUBHOUSE RESERVES (614 Units)	
ADA Door System	\$ 303
Alarm System	\$ 183
Appliances	\$ 352
Fitness Equipment - A	\$ 2,428
Fitness Equipment - B	\$ 127
Flooring - Carpets C/B	\$ 590
Flooring - Slate	\$ 121
Fountain - Drinking	\$ 164
Furnishings	\$ 2,103
Gate & Door Locks	\$ 80
Gutters/Downspouts	\$ 230
HVAC Units	\$ 946
Lighting - Emergency	\$ 235

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Reserve Study -- 614 Units

ITEM	RESERVE FUNDS PER YEAR
Lighting - Exterior	\$ 92
Lighting - L.E.D.	\$ 133
Paint - Exterior Trim C/B	\$ 54
Paint - Exterior C/B	\$ 142
Paint - Interior	\$ 1,918
Roof - Composition	\$ 1,209
Siding - Hardi Board	\$ 140
SUBTOTAL CLUBHOUSE RESERVES	\$ 11,550
CLUBHOUSE OTHER ITEMS NEEDED (614 Units)	
Building Envelope Inspection - Clubhouse	\$ 70
SUBTOTAL CLUBHOUSE OTHER NEEDED ITEMS	\$ 70
TOTAL CLUBHOUSE RESERVES	\$ 11,620
POOL RESERVES (614 Units)	
Pergola/Arbor-Wood	\$ 1,337
Planters - Vase	\$ 212
Pool Automation Equipment	\$ 1,200
Pool - Cover	\$ 200
Pool - Deck	\$ 2,180
Pool - Filter	\$ 87
Pool - Furniture	\$ 0
Pool - Heater	\$ 933
Pool - Pump	\$ 64
Pool - Replaster	\$ 1,262
Pool - Shower	\$ 111
Wading Pool Filter	\$ 188
Wading Pool Heater	\$ 466
Wading Pool Pump	\$ 106
Wading Pool - Replaster	\$ 1,241
SUBTOTAL POOL RESERVES	\$ 9,587
TOTAL POOL RESERVES	\$ 9,587
ROAD & ALLEY RESERVES (331 Units)	
Asphalt Overlay	\$ 5,069
Asphalt Sealcoat	\$ 1,455
Storm Drains	\$ 409
SUBTOTAL ROAD & ALLEY RESERVES	\$ 6,933
TOTAL ROAD & ALLEY RESERVES	\$ 6,933

Reserve Study by: WSSC Dated 11/2/09 Version #3

Arbor Roses Homeowners Association

2010 Monthly Assessments

General Expenses:	\$ 32,486
General Reserves	3,345
Rec Center Expenses	3,117
Rec Center Reserves	968
Pool Expenses	3,592
Pool Reserves	799
Private Street Expenses	578

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	\$52.91	\$5.45	\$5.08	\$1.58	\$5.85	\$1.30	\$1.75	\$37.10				\$111.01
Terrace	\$52.91	\$5.45	\$5.08	\$1.58	\$5.85	\$1.30	\$1.75		\$39.30			\$113.21
Chateau	\$52.91	\$5.45	\$5.08	\$1.58	\$5.85	\$1.30	\$1.75			\$35.29		\$109.20
Townhome	\$52.91	\$5.45	\$5.08	\$1.58	\$5.85	\$1.30	\$1.75				\$93.60	\$167.51

Arbor Roses Homeowners Association

2010 Monthly Assessments

Home style	General Expense	Rec Center Expense	Pool Expense	Private Street Expense	Style Expense	Total Monthly
Cottage, No Private Street	\$58.36	\$6.65	\$7.15		\$37.10	\$109.26
Cottage w/ Private Street	\$58.36	\$6.65	\$7.15	\$1.75	\$37.10	\$111.01
Terrace, No Private Street	\$58.36	\$6.65	\$7.15		\$39.30	\$111.46
Terrace w/ Private Street	\$58.36	\$6.65	\$7.15	\$1.75	\$39.30	\$113.21
Chateau, No Private street	\$58.36	\$6.65	\$7.15		\$35.29	\$107.45
Chateau w/ Private Street	\$58.36	\$6.65	\$7.15	\$1.75	\$35.29	\$109.20
Townhome, No Private Street	\$58.36	\$6.65	\$7.15		\$93.60	\$165.76
Townhome w/ Private Street	\$58.36	\$6.65	\$7.15	\$1.75	\$93.60	\$167.51