

**ARBOR ROSES - TERRACE HOMES**

Association name:	Arbor Roses - Terrace Homes	Developer:	West Hills
Association number:	515		
General - Total # of Units	88	Fiscal year end:	12/31
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	\$ 38,436	\$ 38,882	\$ 3,240	\$ 36.82
4100	Reserve Income - General	4,129	4,388	366	4.16
<b>TOTAL REVENUE</b>		<b>\$ 42,565</b>	<b>\$ 43,270</b>	<b>\$ 3,606</b>	<b>\$ 41</b>
<b>GENERAL EXPENSES (88 Units)</b>					
6161	Water	\$ 7,500	\$ 5,600	\$ 467	5.30
6341	Landscape - Contract	20,064	20,064	1,672	19.00
6342	Irrigation Repair	1,000	2,225	185	2.11
6344	Plant Replacement	3,500	2,225	185	2.11
6361	Landscape - Supplies/Extras	1,500	2,100	175	1.99
6861	Professional Management	3,372	3,468	289	3.28
6911	Printing, Postage, Special Services	1,500	1,700	142	1.61
6981	Bad Debt	0	1,500	125	1.42
<b>SUBTOTAL GENERAL EXPENSES</b>		<b>\$ 38,436</b>	<b>\$ 38,882</b>	<b>\$ 3,240</b>	<b>\$ 36.82</b>
<b>GENERAL RESERVE ALLOCATION (88 Units)</b>					
6810	Allocation To Reserves	\$ 4,129	\$ 4,388	\$ 366	\$ 4.16
<b>SUBTOTAL GENERAL RESERVES</b>		<b>\$ 4,129</b>	<b>\$ 4,388</b>	<b>\$ 366</b>	<b>\$ 4.16</b>
<b>TOTAL BUDGETED EXPENSES</b>		<b>\$ 42,565</b>	<b>\$ 43,270</b>	<b>\$ 3,606</b>	<b>\$ 41</b>

## Reserve Study -- 88 Units

ITEM	QUANTITY	UNITS	COST PER UNIT	LIFE EXPECTANCY (years)	TOTAL COST	RESERVE FUNDS PER YEAR
<b>GENERAL RESERVES (88 Units)</b>						
Asphalt - Overlay						\$ 1,979
Asphalt - Sealcoat						\$ 675
Storm Drains						\$ 154
<b>SUBTOTAL GENERAL RESERVES</b>						<b>\$ 2,808</b>
<b>GENERAL OTHER ITEMS NEEDED (88 Units)</b>						
Bark Dust	1	RS*	\$ 3,160.00	2	\$ 3,160	\$ 1,580
<b>SUBTOTAL GENERAL OTHER NEEDED ITEMS</b>						<b>\$ 3,160 \$ 1,580</b>
<b>TOTAL GENERAL RESERVES</b>						<b>\$ 4,388</b>

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