

ARBOR ROSES - ROWHOMES

Association name:	Arbor Roses - Rowhomes	Developer:	West Hills
Association number:	517		
General - Total # of Units	269	Fiscal year end:	12/31
Budget year:	2012		
Budget type:	M		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2011 PRIOR BUDGET	2012 BUDGET PER YEAR	2012 BUDGET PER MONTH	2012 BUDGET PER UNIT PER MONTH
REVENUES					
4001	Operating Income - General	\$ 136,909	\$ 126,647	\$ 10,554	\$ 39.23
4100	Reserve Income - General	169,123	196,141	16,345	60.76
TOTAL REVENUE		\$ 306,032	\$ 322,788	\$ 26,899	\$ 100.00
GENERAL EXPENSES (269 Units)					
6061	Insurance	\$ 32,363	\$ 28,407	\$ 2,367	8.80
6161	Water	16,500	11,000	917	3.41
6341	Landscape - Contract	41,964	41,964	3,497	13.00
6342	Irrigation Repair	3,500	3,500	292	1.08
6344	Plant Replacement	7,000	3,000	250	0.93
6361	Landscape - Supplies/Extras	1,500	1,500	125	0.46
6681	Building Maintenance/Repair	1,500	1,500	125	0.46
6685	Gutters	6,000	5,500	458	1.70
6861	Professional Management	14,832	15,276	1,273	4.73
6901	Professional Fees (Architect/Attorney)	5,000	5,500	458	1.70
6911	Printing, Postage, Special Services	3,750	4,500	375	1.39
6981	Bad Debt	3,000	5,000	417	1.55
SUBTOTAL GENERAL EXPENSES		\$ 136,909	\$ 126,647	\$ 10,554	\$ 39.23
GENERAL RESERVE ALLOCATION (269 Units)					
6810	Allocation To Reserves	\$ 169,123	\$ 196,141	\$ 16,345	\$ 60.76
SUBTOTAL GENERAL RESERVES		\$ 169,123	\$ 196,141	\$ 16,345	\$ 60.76
TOTAL BUDGETED EXPENSES		\$ 306,032	\$ 322,788	\$ 26,899	\$ 100.00

Reserve Study -- 269 Units

ITEM	QUANTITY	UNITS	COST PER UNIT	LIFE EXPECTANCY (years)	TOTAL COST	RESERVE FUNDS PER YEAR
GENERAL RESERVES (269 Units)						
Gutters/Downspouts					\$	15,860
Asphalt - Overlay					\$	3,180
Asphalt - Sealcoat					\$	1,084
Paint - Exterior					\$	78,569
Paint - Exterior Trim					\$	14,253
Roof - Composition					\$	67,332
Siding - Hardi Board					\$	5,923
Storm Drains					\$	225
Water Intrusion Inspection					\$	6,040
SUBTOTAL GENERAL RESERVES					\$	192,466
GENERAL OTHER ITEMS NEEDED (269 Units)						
Bark Dust	1	EVENT	\$ 7,350.00	2	\$ 7,350	\$ 3,675
SUBTOTAL GENERAL OTHER NEEDED ITEMS					\$ 7,350	\$ 3,675
TOTAL GENERAL RESERVES					\$	196,141

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