

ARBOR ROSES - ROWHOMES

Association name: **Arbor Roses - Rowhomes**
 Association number: **517**
 General - Total # of Units: **269** Fiscal year end: **12/31**
 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	\$ 139,989	\$ 135,934	\$ 11,328	\$ 42.11
4100	Reserve Income - general	195,458	166,215	13,851	51.49
TOTAL REVENUE		\$ 335,447	\$ 302,149	\$ 25,179	\$ 93.60
GENERAL EXPENSES (269 Units)					
6061	Insurance	\$ 36,000	\$ 33,468	\$ 2,789	\$ 10.37
6161	Water	18,503	18,900	1,575	5.86
6341	Landscape - Contract	41,964	41,964	3,497	13.00
6342	Irrigation Repair	3,500	3,500	292	1.08
6344	Plant Replacement	1,000	1,000	83	0.31
6361	Landscape - Supplies/Extras	4,090	3,000	250	0.93
6371	Backflow Device Testing	128	350	29	0.11
6681	Building Maintenance/Repair	1,000	1,000	83	0.31
6685	Gutters	6,450	6,000	500	1.86
6861	Management Fees	15,999	14,397	1,200	4.46
6901	Professional Fees (Architect/Attorney)	5,000	5,000	417	1.55
6911	Printing And Special Services	4,175	4,175	348	1.29
6941	Bank Charges	180	180	15	0.06
6981	Bad Debt	2,000	3,000	250	0.93
SUBTOTAL GENERAL EXPENSES		\$ 139,989	\$ 135,934	\$ 11,328	\$ 42.11
GENERAL RESERVE EXPENSES (269 Units)					
6810	Allocation To Reserves	\$ 195,458	\$ 166,215	\$ 13,851	\$ 51.49
SUBTOTAL GENERAL EXPENSES		\$ 195,458	\$ 166,215	\$ 13,851	\$ 51.49
TOTAL BUDGETED EXPENSES		\$ 335,447	\$ 302,149	\$ 25,179	\$ 93.60

517 -- Arbor Roses - Rowhomes

Reserve Study -- 269 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (269 Units)	
Gutters/Downspouts	\$ 19,032
Paint - Exterior Trim	\$ 7,307
Paint - Exterior	\$ 19,363
Roof - Composition	\$ 95,761
Siding - Hardi Board	\$ 7,948
Water Intrusion Inspection	\$ 8,105
Asphalt - Overlay	\$ 3,673
Asphalt - Sealcoat	\$ 1,054
Storm Drains	\$ 297
SUBTOTAL GENERAL RESERVES	\$ 162,540
GENERAL OTHER ITEMS NEEDED (269 Units)	
Bark Dust	\$ 3,675
SUBTOTAL GENERAL OTHER NEEDED ITEMS	\$ 3,675
TOTAL GENERAL RESERVES	\$ 166,215

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