

ARBOR POINTE HOA

Association name:	Arbor Pointe HOA	Developer:	West Hills
Association number:	588		
General - Total # of Units	93	Fiscal year end:	5/31
Classic Home Landscaping - Total # of Units	69		
Cottage Home Landscaping - Total # of Units	18		
Cascade Home Landscaping - Total # of Units	6		
Private Road - Tracts B, C, E, G, J, K - Total # of Units	23		
Private Street Lights - Tracts B, E, G, J, K - Total # of Units	20		
Budget year:	2010 - 2011		
Budget type:	M		

ACCT. NO.	BUDGET ITEMS	2009 - 2010 BUDGET PER YEAR	2010 - 2011 BUDGET PER YEAR	2010 - 2011 BUDGET PER MONTH	2010 - 2011 BUDGET PER UNIT PER MONTH
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REVENUES

4001	Operating Income - General	\$ 71,985	\$ 69,811	\$ 5,818	\$ 62.55
4002	Operating Income - Classic Home Lands	29,825	25,885	2,157	31.26
4003	Operating Income - Cottage Home Land:	5,011	6,115	510	28.31
4004	Operating Income - Cascade Home Land	2,195	2,171	181	30.15
4005	Operating Income - Private Road - Tract:	450	550	46	1.99
4100	Reserve Income - General	2,718	5,380	448	4.82
4101	Reserve Income - Classic Home Landsc	2,803	3,353	279	4.05
4102	Reserve Income - Cottage Home Landsc	318	380	32	1.76
4103	Reserve Income - Cascade Home Lands	84	100	8	1.39
4104	Reserve Income - Private Road - Tracts	1,838	2,238	187	8.11
4105	Reserve Income - Private Street Lights -	390	426	36	1.78
TOTAL REVENUE		\$ 117,617	\$ 116,409	\$ 9,701	

GENERAL EXPENSES (93 Units)

6002	Audit Review	\$ 2,100	\$ 2,100	\$ 175	1.88
6051	Tax Expense	10	100	8	0.09
6061	Insurance	1,547	2,065	172	1.85
6064	Website/Domain	865	865	72	0.78
6081	Licenses And Fees	50	50	4	0.04
6121	Electric	0	225	19	0.20
6161	Water	2,860	12,860	1,072	11.52
6223	Internet	44,640	33,480	2,790	30.00
6246	Pump Equipment Repair	1,000	0	0	0.00
6341	Landscape - Contract	7,040	4,176	348	3.74
6361	Landscape - Supplies/Extras	588	588	49	0.53
6371	Backflow Device Testing	34	102	9	0.09
6861	Professional Management	8,640	8,640	720	7.74
6881	Tax Preparation	275	225	19	0.20
6911	Printing, Postage, Special Services	1,901	1,900	158	1.70
6932	Reserve Study Update and Maint. Plan	435	435	36	0.39
6981	Bad Debt	0	2,000	167	1.79
SUBTOTAL GENERAL EXPENSES		\$ 71,985	\$ 69,811	\$ 5,818	

GENERAL RESERVE ALLOCATION (93 Units)

6810	Allocation To Reserves	\$ 2,718	\$ 5,380	\$ 448	\$ 4.82
SUBTOTAL GENERAL RESERVES		\$ 2,718	\$ 5,380	\$ 448	\$ 4.82

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Budget year:	2010 - 2011		
Budget type:	M		

ACCT. NO.	BUDGET ITEMS	2009 - 2010 BUDGET PER YEAR	2010 - 2011 BUDGET PER YEAR	2010 - 2011 BUDGET PER MONTH	2010 - 2011 BUDGET PER UNIT PER MONTH
CLASSIC HOME LANDSCAPING EXPENSES (69 Units)					
6341	Landscape - Contract	\$ 22,200	\$ 21,528	\$ 1,794	\$ 26.00
6342	Irrigation Repair	3,140	1,932	161	2.33
6361	Landscape - Supplies/Extras	4,485	2,425	202	2.93
SUBTOTAL CLASSIC HOME LANDSC.		\$ 29,825	\$ 25,885	\$ 2,157	\$ 31.26
CLASSIC HOME LANDSCAPING RESERVE ALLOCATION (69 Units)					
6810	Allocation To Reserves	\$ 2,803	\$ 3,353	\$ 279	\$ 4.05
SUBTOTAL CLASSIC HOME LANDSC.		\$ 2,803	\$ 3,353	\$ 279	\$ 4.05
COTTAGE HOME LANDSCAPING EXPENSES (18 Units)					
6341	Landscape - Contract	\$ 3,864	\$ 4,968	\$ 414	\$ 23.00
6342	Irrigation Repair	510	510	43	2.36
6361	Landscape - Supplies/Extras	637	637	53	2.95
SUBTOTAL COTTAGE HOME LANDSC.		\$ 5,011	\$ 6,115	\$ 510	\$ 28.31
COTTAGE HOME LANDSCAPING RESERVE ALLOCATION (18 Units)					
6810	Allocation To Reserves	\$ 318	\$ 380	\$ 32	\$ 1.76
SUBTOTAL COTTAGE HOME LANDSC.		\$ 318	\$ 380	\$ 32	\$ 1.76
CASCADE HOME LANDSCAPING EXPENSES (6 Units)					
6341	Landscape - Contract	\$ 1,680	\$ 1,656	\$ 138	\$ 23.00
6342	Irrigation Repair	212	212	18	2.94
6361	Landscape - Supplies/Extras	303	303	25	4.21
SUBTOTAL CASCADE HOME LANDSC.		\$ 2,195	\$ 2,171	\$ 181	\$ 30.15
CASCADE HOME LANDSCAPING RESERVE ALLOCATION (6 Units)					
6810	Allocation To Reserves	\$ 84	\$ 100	\$ 8	\$ 1.39
SUBTOTAL CASCADE HOME LANDSC.		\$ 84	\$ 100	\$ 8	\$ 1.39
PRIVATE ROAD - TRACTS B, C, E, G, J, K EXPENSES (23 Units)					
6163	Storm Drain / Drywell Maintenance	\$ 450	\$ 550	\$ 46	\$ 1.99
SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K		\$ 450	\$ 550	\$ 46	\$ 1.99

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ACCT. NO.	BUDGET ITEMS	2009 - 2010 BUDGET PER YEAR	2010 - 2011 BUDGET PER YEAR	2010 - 2011 BUDGET PER MONTH	2010 - 2011 BUDGET PER UNIT PER MONTH
PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVE ALLOCATION (23 Units)					
6810	Allocation To Reserves	\$ 1,838	\$ 2,238	\$ 187	\$ 8.11
	SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVE ALLOCATION (23 Units)	\$ 1,838	\$ 2,238	\$ 187	\$ 8.11
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION (20 Units)					
6810	Allocation To Reserves	\$ 390	\$ 426	\$ 36	\$ 1.78
	SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION (20 Units)	\$ 390	\$ 426	\$ 36	\$ 1.78
	TOTAL BUDGETED EXPENSES	\$ 117,617	\$ 116,409	\$ 9,701	

Reserve Study -- 93 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (93 Units)	
Bark Dust - Common Areas	\$ 299
Brick Walls & Pillars - Mortar - Clean - Cnr. 163rd	\$ 1,038
Concrete Maintenance	\$ 66
Drip Irrigation System	\$ 124
Fence - 4' Chain Link Vinyl Clad - Black Tracts A, F	\$ 1,284
Fence - 5' Chain Link Vinyl Clad - Green Tract I	\$ 268
Irrigation Controllers	\$ 1,174
Mailbox Maintenance	\$ 84
Monument Lettering	\$ 563
Retaining Wall Maintenance	\$ 367
Tree Work	\$ 113
SUBTOTAL GENERAL RESERVES	\$ 5,380
TOTAL GENERAL RESERVES	\$ 5,380
CLASSIC HOME LANDSCAPING RESERVES (69 Units)	
Bark Dust - Classic Homes	\$ 3,353
SUBTOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 3,353
TOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 3,353
COTTAGE HOME LANDSCAPING RESERVES (18 Units)	
Bark Dust - Cottage Homes	\$ 380
SUBTOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 380
TOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 380
CASCADE HOME LANDSCAPING RESERVES (6 Units)	
Bark Dust - Cascade Homes	\$ 100
SUBTOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 100
TOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 100
PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES (23 Units)	
Asphalt Overlay	\$ 1,132
Asphalt Sealcoat	\$ 844
Street Signs	\$ 262
SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 2,238
TOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 2,238

Reserve Study -- 93 Units

ITEM	RESERVE FUNDS PER YEAR
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES (20 Units)	
Streetlight- Shoebox	\$ 426
SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 426
TOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 426

Reserve Study by: NWCM Dated 4/9/10 Version #2

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2010-2011 ASSESSMENTS

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
1	\$ 67.38	\$35.31			\$102.69
2	\$ 67.38	\$35.31			\$102.69
3	\$ 67.38	\$35.31			\$102.69
4	\$ 67.38	\$35.31			\$102.69
5	\$ 67.38	\$30.07			\$97.44
6	\$ 67.38	\$30.07			\$97.44
7	\$ 67.38	\$30.07			\$97.44
8	\$ 67.38	\$35.31			\$102.69
9	\$ 67.38	\$35.31			\$102.69
10	\$ 67.38	\$30.07			\$97.44
11	\$ 67.38	\$30.07			\$97.44
12	\$ 67.38	\$30.07			\$97.44
13	\$ 67.38	\$35.31			\$102.69
14	\$ 67.38	\$35.31			\$102.69
15	\$ 67.38	\$35.31			\$102.69
16	\$ 67.38	\$35.31			\$102.69
17	\$ 67.38	\$30.07			\$97.44
18	\$ 67.38	\$35.31			\$102.69
19	\$ 67.38	\$35.31			\$102.69
20	\$ 67.38	\$35.31			\$102.69
21	\$ 67.38	\$35.31	\$10.10		\$112.79
22	\$ 67.38	\$35.31	\$10.10		\$112.79
23	\$ 67.38	\$30.07	\$10.10		\$107.55
24	\$ 67.38	\$35.31			\$102.69
25	\$ 67.38	\$35.31			\$102.69
26	\$ 67.38	\$35.31			\$102.69
27	\$ 67.38	\$35.31			\$102.69
28	\$ 67.38	\$35.31			\$102.69
29	\$ 67.38	\$35.31			\$102.69
30	\$ 67.38	\$35.31			\$102.69
31	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
32	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
33	\$ 67.38	\$35.31			\$102.69
34	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
35	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
36	\$ 67.38	\$35.31			\$102.69

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2010-2011 ASSESSMENTS

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
37	\$ 67.38	\$30.07			\$97.44
38	\$ 67.38	\$30.07			\$97.44
39	\$ 67.38	\$30.07			\$97.44
40	\$ 67.38	\$35.31			\$102.69
41	\$ 67.38	\$35.31			\$102.69
42	\$ 67.38	\$35.31			\$102.69
43	\$ 67.38	\$35.31			\$102.69
44	\$ 67.38	\$35.31			\$102.69
45	\$ 67.38	\$35.31			\$102.69
46	\$ 67.38	\$30.07			\$97.44
47	\$ 67.38	\$35.31			\$102.69
48	\$ 67.38	\$35.31			\$102.69
49	\$ 67.38	\$35.31			\$102.69
50	\$ 67.38	\$35.31			\$102.69
51	\$ 67.38	\$30.07			\$97.44
52	\$ 67.38	\$30.07	\$10.10	\$1.78	\$109.32
53	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
54	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
55	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
56	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
57	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
58	\$ 67.38	\$35.31			\$102.69
59	\$ 67.38	\$35.31			\$102.69
60	\$ 67.38	\$35.31			\$102.69
61	\$ 67.38	\$35.31			\$102.69
62	\$ 67.38	\$35.31			\$102.69
63	\$ 67.38	\$30.07	\$10.10	\$1.78	\$109.32
64	\$ 67.38	\$30.07	\$10.10	\$1.78	\$109.32
65	\$ 67.38	\$35.31			\$102.69
66	\$ 67.38	\$31.54			\$98.92
67	\$ 67.38	\$35.31			\$102.69
68	\$ 67.38	\$35.31			\$102.69
69	\$ 67.38	\$35.31			\$102.69
70	\$ 67.38	\$35.31			\$102.69
71	\$ 67.38	\$35.31			\$102.69
72	\$ 67.38	\$35.31			\$102.69

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2010-2011 ASSESSMENTS

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
73	\$ 67.38	\$35.31			\$102.69
74	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
75	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
76	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
77	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
78	\$ 67.38	\$30.07			\$97.44
79	\$ 67.38	\$35.31			\$102.69
80	\$ 67.38	\$35.31			\$102.69
81	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
82	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
83	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
84	\$ 67.38	\$35.31	\$10.10	\$1.78	\$114.56
85	\$ 67.38	\$30.07			\$97.44
86	\$ 67.38	\$35.31			\$102.69
87	\$ 67.38	\$31.54			\$98.92
88	\$ 67.38	\$35.31			\$102.69
89	\$ 67.38	\$31.54			\$98.92
90	\$ 67.38	\$35.31			\$102.69
91	\$ 67.38	\$31.54			\$98.92
92	\$ 67.38	\$31.54			\$98.92
93	\$ 67.38	\$31.54			\$98.92
	\$6,265.92	\$3,167.00	\$232.33	\$35.50	\$9,700.75