

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:	2011 - 2012		
Budget type:	M		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2010 - 2011 BUDGET PER YEAR	2011 - 2012 BUDGET PER YEAR	2011 - 2012 BUDGET PER MONTH	2011 - 2012 BUDGET PER UNIT PER MONTH
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REVENUES

4001	Operating Income - General	\$ 69,811	\$ 67,311	\$ 5,609	\$ 60.31
4002	Operating Income - Classic Home Lands	25,885	27,053	2,254	32.67
4003	Operating Income - Cottage Home Land	6,115	6,132	511	28.39
4004	Operating Income - Cascade Home Lan	2,171	2,127	177	29.54
4005	Operating Income - Private Road - Tract	550	550	46	1.99
4100	Reserve Income - General	5,380	4,746	396	4.25
4101	Reserve Income - Classic Home Landsc	3,353	3,709	309	4.48
4102	Reserve Income - Cottage Home Lands	380	968	81	4.48
4103	Reserve Income - Cascade Home Lands	100	323	27	4.48
4104	Reserve Income - Private Road - Tracts	2,238	1,860	155	6.74
4105	Reserve Income - Private Street Lights -	426	347	29	1.45
TOTAL REVENUE		\$ 116,409	\$ 115,125	\$ 9,594	

GENERAL EXPENSES (93 Units)

6002	Audit Review	\$ 2,100	\$ 0	\$ 0	0.00
6051	Tax Expense	100	150	13	0.13
6061	Insurance	2,065	2,065	172	1.85
6064	Website/Domain	865	865	72	0.78
6081	Licenses And Fees	50	50	4	0.04
6121	Electric	225	225	19	0.20
6161	Water	12,860	12,860	1,072	11.52
6223	Internet	33,480	33,480	2,790	30.00
6341	Landscape - Contract	4,176	4,176	348	3.74
6361	Landscape - Supplies/Extras	588	0	0	0.00
6371	Backflow Device Testing	102	75	6	0.07
6861	Professional Management	8,640	8,640	720	7.74
6881	Tax Preparation	225	200	17	0.18
6911	Printing, Postage, Special Services	1,900	2,100	175	1.88
6932	Reserve Study Update and Maint. Plan	435	425	35	0.38
6981	Bad Debt	2,000	2,000	167	1.79
		0			
SUBTOTAL GENERAL EXPENSES		\$ 69,811	\$ 67,311	\$ 5,609	\$ 60.31

GENERAL RESERVE ALLOCATION (93 Units)

6810	Allocation To Reserves	\$ 5,380	\$ 4,746	\$ 396	\$ 4.25
SUBTOTAL GENERAL RESERVES		\$ 5,380	\$ 4,746	\$ 396	\$ 4.25

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ACCT. NO.	BUDGET ITEMS	2010 - 2011 BUDGET PER YEAR	2011 - 2012 BUDGET PER YEAR	2011 - 2012 BUDGET PER MONTH	2011 - 2012 BUDGET PER UNIT PER MONTH
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CLASSIC HOME LANDSCAPING EXPENSES (69 Units)

7341	Landscape Contract	\$ 21,528	\$ 21,528	\$ 1,794	\$ 26.00
7342	Irrigation Repair	\$ 1,932	\$ 1,800	\$ 150	\$ 2.17
7361	Landscape Supplies/Extras	2,425	3,725	310	4.50
SUBTOTAL CLASSIC HOME LANDSC.		\$ 25,885	\$ 27,053	\$ 2,254	\$ 32.67

CLASSIC HOME LANDSCAPING RESERVE ALLOCATION (69 Units)

6810	Allocation To Reserves	\$ 3,353	\$ 3,709	\$ 309	\$ 4.48
SUBTOTAL CLASSIC HOME LANDSC.		\$ 3,353	\$ 3,709	\$ 309	\$ 4.48

COTTAGE HOME LANDSCAPING EXPENSES (18 Units)

8341	Landscape - Contract	\$ 4,968	\$ 4,968	\$ 414	\$ 23.00
8342	Irrigation Repair	\$ 510	\$ 300	\$ 25	\$ 1.39
8361	Landscape - Supplies/Extras	637	864	72	4.00
SUBTOTAL COTTAGE HOME LANDSC.		\$ 6,115	\$ 6,132	\$ 511	\$ 28.39

COTTAGE HOME LANDSCAPING RESERVE ALLOCATION (18 Units)

6810	Allocation To Reserves	\$ 380	\$ 968	\$ 81	\$ 4.48
SUBTOTAL COTTAGE HOME LANDSC.		\$ 380	\$ 968	\$ 81	\$ 4.48

CASCADE HOME LANDSCAPING EXPENSES (6 Units)

9341	Landscape - Contract	\$ 1,656	\$ 1,656	\$ 138	\$ 23.00
9342	Irrigation Repair	\$ 212	\$ 200	\$ 17	\$ 2.78
9361	Landscape - Supplies/Extras	303	271	23	3.76
SUBTOTAL CASCADE HOME LANDSC.		\$ 2,171	\$ 2,127	\$ 177	\$ 29.54

CASCADE HOME LANDSCAPING RESERVE ALLOCATION (6 Units)

6810	Allocation To Reserves	\$ 100	\$ 323	\$ 27	\$ 4.48
SUBTOTAL CASCADE HOME LANDSC.		\$ 100	\$ 323	\$ 27	\$ 4.48

PRIVATE ROAD - TRACTS B, C, E, G, J, K EXPENSES (23 Units)

10163	Storm Drain / Drywell Maintenance	\$ 550	\$ 550	\$ 46	\$ 1.99
SUBTOTAL PRIVATE ROAD - TRACTS		\$ 550	\$ 550	\$ 46	\$ 1.99

PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVE ALLOCATION (23 Units)

6810	Allocation To Reserves	\$ 2,238	\$ 1,860	\$ 155	\$ 6.74
SUBTOTAL PRIVATE ROAD - TRACTS		\$ 2,238	\$ 1,860	\$ 155	\$ 6.74

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ACCT. NO.	BUDGET ITEMS	2010 - 2011 BUDGET PER YEAR	2011 - 2012 BUDGET PER YEAR	2011 - 2012 BUDGET PER MONTH	2011 - 2012 BUDGET PER UNIT PER MONTH
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION (20 Units)					
6810	Allocation To Reserves	\$ 426	\$ 347	\$ 29	\$ 1.45
	SUBTOTAL PRIVATE STREET LIGHTS	\$ 426	\$ 347	\$ 29	\$ 1.45
	TOTAL BUDGETED EXPENSES	\$ 116,409	\$ 115,125	\$ 9,594	

Reserve Study -- 93 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (93 Units)	
Bark Dust - Common Areas	\$ 500
Brick Walls & Pillars - Mortar - Clean - Cnr. 163rd	\$ 883
Concrete Maintenance	\$ 56
Drip Irrigation System	\$ 106
Fence - 4' Chain Link Vinyl Clad - Black Tracts A, F	\$ 1,043
Fence - 5' Chain Link Vinyl Clad - Green Tract I	\$ 218
Irrigation Controllers	\$ 979
Mailbox Maintenance	\$ 73
Monument Lettering	\$ 467
Retaining Wall Maintenance	\$ 322
Tree Work	\$ 99
SUBTOTAL GENERAL RESERVES	\$ 4,746
TOTAL GENERAL RESERVES	\$ 4,746
CLASSIC HOME LANDSCAPING RESERVES (69 Units)	
Bark Dust - Classic Homes	\$ 3,709
SUBTOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 3,709
TOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 3,709
COTTAGE HOME LANDSCAPING RESERVES (18 Units)	
Bark Dust - Cottage Homes	\$ 968
SUBTOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 968
TOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 968
CASCADE HOME LANDSCAPING RESERVES (6 Units)	
Bark Dust - Cascade Homes	\$ 323
SUBTOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 323
TOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 323
PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES (23 Units)	
Asphalt Overlay	\$ 922
Asphalt Sealcoat	\$ 719
Street Signs	\$ 219
SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 1,860
TOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 1,860

Reserve Study -- 93 Units

ITEM	RESERVE FUNDS PER YEAR
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES (20 Units)	
Streetlight- Shoebox	\$ 347
SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 347
TOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 347

Reserve Study by: NWCM Dated 03-11 Version #1

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2011-2012 ASSESSMENTS

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
1	\$ 64.57	\$37.15			\$101.72
2	\$ 64.57	\$37.15			\$101.72
3	\$ 64.57	\$37.15			\$101.72
4	\$ 64.57	\$37.15			\$101.72
5	\$ 64.57	\$32.87			\$97.44
6	\$ 64.57	\$32.87			\$97.44
7	\$ 64.57	\$32.87			\$97.44
8	\$ 64.57	\$37.15			\$101.72
9	\$ 64.57	\$37.15			\$101.72
10	\$ 64.57	\$32.87			\$97.44
11	\$ 64.57	\$32.87			\$97.44
12	\$ 64.57	\$32.87			\$97.44
13	\$ 64.57	\$37.15			\$101.72
14	\$ 64.57	\$37.15			\$101.72
15	\$ 64.57	\$37.15			\$101.72
16	\$ 64.57	\$37.15			\$101.72
17	\$ 64.57	\$32.87			\$97.44
18	\$ 64.57	\$37.15			\$101.72
19	\$ 64.57	\$37.15			\$101.72
20	\$ 64.57	\$37.15			\$101.72
21	\$ 64.57	\$37.15	\$8.73		\$110.45
22	\$ 64.57	\$37.15	\$8.73		\$110.45
23	\$ 64.57	\$32.87	\$8.73		\$106.17
24	\$ 64.57	\$37.15			\$101.72
25	\$ 64.57	\$37.15			\$101.72
26	\$ 64.57	\$37.15			\$101.72
27	\$ 64.57	\$37.15			\$101.72
28	\$ 64.57	\$37.15			\$101.72
29	\$ 64.57	\$37.15			\$101.72
30	\$ 64.57	\$37.15			\$101.72
31	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
32	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
33	\$ 64.57	\$37.15			\$101.72
34	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
35	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
36	\$ 64.57	\$37.15			\$101.72

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2011-2012 ASSESSMENTS

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
37	\$ 64.57	\$32.87			\$97.44
38	\$ 64.57	\$32.87			\$97.44
39	\$ 64.57	\$32.87			\$97.44
40	\$ 64.57	\$37.15			\$101.72
41	\$ 64.57	\$37.15			\$101.72
42	\$ 64.57	\$37.15			\$101.72
43	\$ 64.57	\$37.15			\$101.72
44	\$ 64.57	\$37.15			\$101.72
45	\$ 64.57	\$37.15			\$101.72
46	\$ 64.57	\$32.87			\$97.44
47	\$ 64.57	\$37.15			\$101.72
48	\$ 64.57	\$37.15			\$101.72
49	\$ 64.57	\$37.15			\$101.72
50	\$ 64.57	\$37.15			\$101.72
51	\$ 64.57	\$32.87			\$97.44
52	\$ 64.57	\$32.87	\$8.73	\$1.45	\$107.61
53	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
54	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
55	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
56	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
57	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
58	\$ 64.57	\$37.15			\$101.72
59	\$ 64.57	\$37.15			\$101.72
60	\$ 64.57	\$37.15			\$101.72
61	\$ 64.57	\$37.15			\$101.72
62	\$ 64.57	\$37.15			\$101.72
63	\$ 64.57	\$32.87	\$8.73	\$1.45	\$107.61
64	\$ 64.57	\$32.87	\$8.73	\$1.45	\$107.61
65	\$ 64.57	\$37.15			\$101.72
66	\$ 64.57	\$34.02			\$98.59
67	\$ 64.57	\$37.15			\$101.72
68	\$ 64.57	\$37.15			\$101.72
69	\$ 64.57	\$37.15			\$101.72
70	\$ 64.57	\$37.15			\$101.72
71	\$ 64.57	\$37.15			\$101.72
72	\$ 64.57	\$37.15			\$101.72

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2011-2012 ASSESSMENTS

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
73	\$ 64.57	\$37.15			\$101.72
74	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
75	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
76	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
77	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
78	\$ 64.57	\$32.87			\$97.44
79	\$ 64.57	\$37.15			\$101.72
80	\$ 64.57	\$37.15			\$101.72
81	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
82	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
83	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
84	\$ 64.57	\$37.15	\$8.73	\$1.45	\$111.90
85	\$ 64.57	\$32.87			\$97.44
86	\$ 64.57	\$37.15			\$101.72
87	\$ 64.57	\$34.02			\$98.59
88	\$ 64.57	\$37.15			\$101.72
89	\$ 64.57	\$34.02			\$98.59
90	\$ 64.57	\$37.15			\$101.72
91	\$ 64.57	\$34.02			\$98.59
92	\$ 64.57	\$34.02			\$98.59
93	\$ 64.57	\$34.02			\$98.59
	\$6,004.75	\$3,359.27	\$200.83	\$28.92	\$9,593.78