

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:	2012 - 2013		
Budget type:	M		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2011 - 2012 BUDGET PER YEAR	2012 - 2013 BUDGET PER YEAR	2012 - 2013 BUDGET PER MONTH	2012 - 2013 BUDGET PER UNIT PER MONTH
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REVENUES

4001	Operating Income - General	\$ 67,311	\$ 70,716	\$ 5,893	\$ 63.37
4002	Operating Income - Classic Home Lands	27,053	26,364	2,197	31.84
4003	Operating Income - Cottage Home Land:	6,132	6,060	505	28.06
4004	Operating Income - Cascade Home Land	2,127	2,120	177	29.44
4005	Operating Income - Private Road - Tract	550	550	46	1.99
4100	Reserve Income - General	4,746	4,580	382	4.10
4101	Reserve Income - Classic Home Landsc	3,709	3,025	252	3.65
4102	Reserve Income - Cottage Home Landsc	968	343	29	1.59
4103	Reserve Income - Cascade Home Lands	323	91	8	1.26
4104	Reserve Income - Private Road - Tracts	1,860	1,888	157	6.84
4105	Reserve Income - Private Street Lights -	347	361	30	1.50
TOTAL REVENUE		\$ 115,126	\$ 116,098	\$ 9,675	\$ 173.65

GENERAL EXPENSES (93 Units)

6051	Tax Expense	150	150	13	0.13
6061	Insurance	2,065	2,065	172	1.85
6064	Website/Domain	865	870	73	0.78
6081	Licenses And Fees	50	50	4	0.04
6121	Electric	225	235	20	0.21
6161	Water	12,860	15,300	1,275	13.71
6223	Internet	33,480	33,480	2,790	30.00
6341	Landscape - Contract	4,176	4,176	348	3.74
6343	Seasonal Color	0	650	54	0.58
6361	Landscape - Supplies/Extras	0	0	0	0.00
6371	Backflow Device Testing	75	75	6	0.07
6861	Professional Management	8,640	8,640	720	7.74
6881	Tax Preparation	200	225	19	0.20
6911	Printing, Postage, Special Services	2,100	2,200	183	1.97
6932	Reserve Study Update and Maint. Plan	425	600	50	0.54
6981	Bad Debt	2,000	2,000	167	1.79
SUBTOTAL GENERAL EXPENSES		\$ 67,311	\$ 70,716	\$ 5,893	\$ 63.37

GENERAL RESERVE ALLOCATION (93 Units)

6810	Allocation To Reserves	\$ 4,746	\$ 4,580	\$ 382	\$ 4.10
SUBTOTAL GENERAL RESERVES		\$ 4,746	\$ 4,580	\$ 382	\$ 4.10

CLASSIC HOME LANDSCAPING EXPENSES (69 Units)

7341	Landscape Contract	\$ 21,528	\$ 21,528	\$ 1,794	\$ 26.00
7342	Irrigation Repair	1,800	1,800	150	2.17
7361	Landscape Supplies/Extras	3,725	3,036	253	3.67
SUBTOTAL CLASSIC HOME LANDSC.		\$ 27,053	\$ 26,364	\$ 2,197	\$ 31.84

CLASSIC HOME LANDSCAPING RESERVE ALLOCATION (69 Units)

6810	Allocation To Reserves	\$ 3,709	\$ 3,025	\$ 252	\$ 3.65
SUBTOTAL CLASSIC HOME LANDSC.		\$ 3,709	\$ 3,025	\$ 252	\$ 3.65

COTTAGE HOME LANDSCAPING EXPENSES (18 Units)

8341	Landscape - Contract	\$ 4,968	\$ 4,968	\$ 414	\$ 23.00
8342	Irrigation Repair	300	300	25	1.39
8361	Landscape - Supplies/Extras	864	792	66	3.67

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Budget year:	2012 - 2013		
Budget type:	M		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2011 - 2012 BUDGET PER YEAR	2012 - 2013 BUDGET PER YEAR	2012 - 2013 BUDGET PER MONTH	2012 - 2013 BUDGET PER UNIT PER MONTH
SUBTOTAL COTTAGE HOME LANDSCAPING (18 Units)					
6810	Allocation To Reserves	\$ 968	\$ 343	\$ 29	\$ 1.59
SUBTOTAL COTTAGE HOME LANDSCAPING		\$ 968	\$ 343	\$ 29	\$ 1.59
CASCADE HOME LANDSCAPING EXPENSES (6 Units)					
9341	Landscape - Contract	\$ 1,656	\$ 1,656	\$ 138	\$ 23.00
9342	Irrigation Repair	200	200	17	2.78
9361	Landscape - Supplies/Extras	271	264	22	3.67
SUBTOTAL CASCADE HOME LANDSCAPING		\$ 2,127	\$ 2,120	\$ 177	\$ 29.44
CASCADE HOME LANDSCAPING RESERVE ALLOCATION (6 Units)					
6810	Allocation To Reserves	\$ 323	\$ 91	\$ 8	\$ 1.26
SUBTOTAL CASCADE HOME LANDSCAPING RESERVE ALLOCATION		\$ 323	\$ 91	\$ 8	\$ 1.26
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 B, C, E, G, J, K EXPENSES		\$ 550	\$ 550	\$ 46	\$ 1.99
PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVE ALLOCATION (23 Units)					
6810	Allocation To Reserves	\$ 1,860	\$ 1,888	\$ 157	\$ 6.84
SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVE ALLOCATION		\$ 1,860	\$ 1,888	\$ 157	\$ 6.84
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION (20 Units)					
6810	Allocation To Reserves	\$ 347	\$ 361	\$ 30	\$ 1.50
SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION		\$ 347	\$ 361	\$ 30	\$ 1.50
TOTAL BUDGETED EXPENSES		\$ 115,126	\$ 116,098	\$ 9,675	\$ 173.65

Reserve Study -- 93 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (93 Units)	
Bark Dust - Common Areas	\$ 270
Brick Walls & Pillars - Mortar - Clean - Cnr. 163rd	\$ 874
Concrete Maintenance	\$ 56
Drip Irrigation System	\$ 104
Fence - 4' Chain Link Vinyl Clad - Black Tracts A, F	\$ 1,086
Fence - 5' Chain Link Vinyl Clad - Green Tract I	\$ 227
Irrigation Controllers	\$ 985
Mailbox Maintenance	\$ 74
Monument Lettering	\$ 475
Retaining Wall Maintenance	\$ 329
Tree Work	\$ 100
SUBTOTAL GENERAL RESERVES	\$ 4,580
TOTAL GENERAL RESERVES	\$ 4,580
CLASSIC HOME LANDSCAPING RESERVES (69 Units)	
Bark Dust - Classic Homes	\$ 3,025
SUBTOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 3,025
TOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 3,025
COTTAGE HOME LANDSCAPING RESERVES (18 Units)	
Bark Dust - Cottage Homes	\$ 343
SUBTOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 343
TOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 343
CASCADE HOME LANDSCAPING RESERVES (6 Units)	
Bark Dust - Cascade Homes	\$ 91
SUBTOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 91
TOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 91
PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES (23 Units)	
Asphalt Overlay	\$ 959
Asphalt Sealcoat	\$ 709
Street Signs	\$ 220
SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 1,888
TOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 1,888
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES (20 Units)	
Streetlight- Shoebox	\$ 361
SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 361
TOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 361

Reserve Study by: TMT-NW Dated 03012012 Version #1

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2012 - 2013 Assessments

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
1	\$67.47	\$35.49			\$102.96
2	\$67.47	\$35.49			\$102.96
3	\$67.47	\$35.49			\$102.96
4	\$67.47	\$35.49			\$102.96
5	\$67.47	\$29.64			\$97.11
6	\$67.47	\$29.64			\$97.11
7	\$67.47	\$29.64			\$97.11
8	\$67.47	\$35.49			\$102.96
9	\$67.47	\$35.49			\$102.96
10	\$67.47	\$29.64			\$97.11
11	\$67.47	\$29.64			\$97.11
12	\$67.47	\$29.64			\$97.11
13	\$67.47	\$35.49			\$102.96
14	\$67.47	\$35.49			\$102.96
15	\$67.47	\$35.49			\$102.96
16	\$67.47	\$35.49			\$102.96
17	\$67.47	\$29.64			\$97.11
18	\$67.47	\$35.49			\$102.96
19	\$67.47	\$35.49			\$102.96
20	\$67.47	\$35.49			\$102.96
21	\$67.47	\$35.49	\$8.83		\$111.80
22	\$67.47	\$35.49	\$8.83		\$111.80
23	\$67.47	\$29.64	\$8.83		\$105.95
24	\$67.47	\$35.49			\$102.96
25	\$67.47	\$35.49			\$102.96
26	\$67.47	\$35.49			\$102.96
27	\$67.47	\$35.49			\$102.96
28	\$67.47	\$35.49			\$102.96
29	\$67.47	\$35.49			\$102.96
30	\$67.47	\$35.49			\$102.96
31	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
32	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
33	\$67.47	\$35.49			\$102.96
34	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
35	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
36	\$67.47	\$35.49			\$102.96
37	\$67.47	\$29.64			\$97.11
38	\$67.47	\$29.64			\$97.11
39	\$67.47	\$29.64			\$97.11
40	\$67.47	\$35.49			\$102.96
41	\$67.47	\$35.49			\$102.96
42	\$67.47	\$35.49			\$102.96
43	\$67.47	\$35.49			\$102.96
44	\$67.47	\$35.49			\$102.96
45	\$67.47	\$35.49			\$102.96
46	\$67.47	\$29.64			\$97.11

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2012 - 2013 Assessments

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
47	\$67.47	\$35.49			\$102.96
48	\$67.47	\$35.49			\$102.96
49	\$67.47	\$35.49			\$102.96
50	\$67.47	\$35.49			\$102.96
51	\$67.47	\$29.64			\$97.11
52	\$67.47	\$29.64	\$8.83	\$1.50	\$107.45
53	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
54	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
55	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
56	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
57	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
58	\$67.47	\$35.49			\$102.96
59	\$67.47	\$35.49			\$102.96
60	\$67.47	\$35.49			\$102.96
61	\$67.47	\$35.49			\$102.96
62	\$67.47	\$35.49			\$102.96
63	\$67.47	\$29.64	\$8.83	\$1.50	\$107.45
64	\$67.47	\$29.64	\$8.83	\$1.50	\$107.45
65	\$67.47	\$35.49			\$102.96
66	\$67.47	\$30.71			\$98.18
67	\$67.47	\$35.49			\$102.96
68	\$67.47	\$35.49			\$102.96
69	\$67.47	\$35.49			\$102.96
70	\$67.47	\$35.49			\$102.96
71	\$67.47	\$35.49			\$102.96
72	\$67.47	\$35.49			\$102.96
73	\$67.47	\$35.49			\$102.96
74	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
75	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
76	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
77	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
78	\$67.47	\$29.64			\$97.11
79	\$67.47	\$35.49			\$102.96
80	\$67.47	\$35.49			\$102.96
81	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
82	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
83	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
84	\$67.47	\$35.49	\$8.83	\$1.50	\$113.30
85	\$67.47	\$29.64			\$97.11
86	\$67.47	\$35.49			\$102.96
87	\$67.47	\$30.71			\$98.18
88	\$67.47	\$35.49			\$102.96
89	\$67.47	\$30.71			\$98.18
90	\$67.47	\$35.49			\$102.96
91	\$67.47	\$30.71			\$98.18
92	\$67.47	\$30.71			\$98.18
93	\$67.47	\$30.71			\$98.18
	\$6,274.67	\$3,166.92	\$203.17	\$30.08	\$9,674.83