

ARBOR POINTE

Association name:	Arbor Pointe	Developer:	Lennar NW
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:	2013-2014		
Budget type:	M		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2012 - 2013 BUDGET PER YEAR	2013 - 2014 BUDGET PER YEAR	2013-2014 BUDGET PER MONTH	2013-2014 BUDGET PER UNIT PER MONTH
REVENUES					
4001	Operating Income - General	\$ 70,716	\$ 77,041	\$ 6,420	\$ 69.03
4002	Operating Income - Classic Home Lands	26,364	26,364	2,197	31.84
4003	Operating Income - Cottage Home Land:	6,060	6,060	505	28.06
4004	Operating Income - Cascade Home Land	2,120	2,120	177	29.44
4005	Operating Income - Private Road - Tract	550	550	46	1.99
4100	Reserve Income - General	4,580	5,086	424	4.56
4101	Reserve Income - Classic Home Landsc	3,025	723	60	0.87
4102	Reserve Income - Cottage Home Landsc	343	88	7	0.41
4103	Reserve Income - Cascade Home Lands	91	24	2	0.33
4104	Reserve Income - Private Road - Tracts	1,888	1,306	109	4.73
4105	Reserve Income - Private Street Lights -	361	578	48	2.41
TOTAL REVENUE		\$ 116,098	\$ 119,940	\$ 9,995	
GENERAL EXPENSES (93 Units)					
6051	Tax Expense	\$ 150	\$ 0	\$ 0	0.00
6061	Insurance	2,065	2,503	209	2.24
6064	Website/Domain	870	1,000	83	0.90
6081	Licenses And Fees	50	50	4	0.04
6121	Electric	235	235	20	0.21
6161	Water	15,300	18,000	1,500	16.13
6223	Internet	33,480	33,480	2,790	30.00
6341	Landscape - Contract	4,176	4,176	348	3.74
6343	Seasonal Color	650	650	54	0.58
6361	Landscape - Supplies/Extras	0	2,000	167	1.79
6371	Backflow Device Testing	75	75	6	0.07
6861	Professional Management	8,640	9,072	756	8.13
6881	Tax Preparation	225	225	19	0.20
6911	Printing, Postage, Special Services	2,200	2,400	200	2.15
6932	Reserve Study Update and Maint. Plan	600	675	56	0.60
6981	Bad Debt	2,000	2,500	208	2.24
SUBTOTAL GENERAL EXPENSES		\$ 70,716	\$ 77,041	\$ 6,420	\$ 69.03
GENERAL RESERVE ALLOCATION (93 Units)					
6810	Allocation To Reserves	\$ 4,580	\$ 5,086	\$ 424	\$ 4.56
SUBTOTAL GENERAL RESERVES		\$ 4,580	\$ 5,086	\$ 424	\$ 4.56
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	3,036	3,036	253	3.67
SUBTOTAL CLASSIC HOME LANDSC.		\$ 26,364	\$ 26,364	\$ 2,197	\$ 31.84
CLASSIC HOME LANDSCAPING RESERVE ALLOCATION (69 Units)					
6810	Allocation To Reserves	\$ 3,025	\$ 723	\$ 60	\$ 0.87
SUBTOTAL CLASSIC HOME LANDSC.		\$ 3,025	\$ 723	\$ 60	\$ 0.87
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	792	792	66	3.67

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Budget year:	2013-2014		
Budget type:	M		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2012 - 2013 BUDGET PER YEAR	2013 - 2014 BUDGET PER YEAR	2013-2014 BUDGET PER MONTH	2013-2014 BUDGET PER UNIT PER MONTH
	SUBTOTAL COTTAGE HOME LANDSCAPING	\$ 6,060	\$ 6,060	\$ 505	\$ 28.06
	COTTAGE HOME LANDSCAPING RESERVE ALLOCATION (18 Units)				
6810	Allocation To Reserves	\$ 343	\$ 88	\$ 7	\$ 0.41
	SUBTOTAL COTTAGE HOME LANDSCAPING	\$ 343	\$ 88	\$ 7	\$ 0.41
	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	264	264	22	3.67
	SUBTOTAL CASCADE HOME LANDSCAPING	\$ 2,120	\$ 2,120	\$ 177	\$ 29.44
	CASCADE HOME LANDSCAPING RESERVE ALLOCATION (6 Units)				
6810	Allocation To Reserves	\$ 91	\$ 24	\$ 2	\$ 0.33
	SUBTOTAL CASCADE HOME LANDSCAPING	\$ 91	\$ 24	\$ 2	\$ 0.33
	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	\$ 550	\$ 550	\$ 46	\$ 1.99
	PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVE ALLOCATION (23 Units)				
6810	Allocation To Reserves	\$ 1,888	\$ 1,306	\$ 109	\$ 4.73
	SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K	\$ 1,888	\$ 1,306	\$ 109	\$ 4.73
	PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION (20 Units)				
6810	Allocation To Reserves	\$ 361	\$ 578	\$ 48	\$ 2.41
	SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K	\$ 361	\$ 578	\$ 48	\$ 2.41
	TOTAL BUDGETED EXPENSES	\$ 116,098	\$ 119,940	\$ 9,995	\$ 173.68

Reserve Study -- 93 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (93 Units)	
Bark Dust - Common Areas	\$ 40
Brick Walls & Pillars - Mortar - Clean - Cnr. 163rd	\$ 807
Concrete Maintenance	\$ 215
Drip Irrigation System	\$ 269
Fence - 4' Chain Link Vinyl Clad - Black Tracts A, F	\$ 2,096
Fence - 5' Chain Link Vinyl Clad - Green Tract I	\$ 457
Irrigation Controllers	\$ 27
Mailbox Maintenance	\$ 578
Monument Lettering	\$ 359
Retaining Wall Maintenance	\$ 161
Tree Work	\$ 77
SUBTOTAL GENERAL RESERVES	\$ 5,086
TOTAL GENERAL RESERVES	\$ 5,086
CLASSIC HOME LANDSCAPING RESERVES (69 Units)	
Bark Dust - Classic Homes	\$ 723
SUBTOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 723
TOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 723
COTTAGE HOME LANDSCAPING RESERVES (18 Units)	
Bark Dust - Cottage Homes	\$ 88
SUBTOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 88
TOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 88
CASCADE HOME LANDSCAPING RESERVES (6 Units)	
Bark Dust - Cascade Homes	\$ 24
SUBTOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 24
TOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 24
PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES (23 Units)	
Asphalt Overlay	\$ 0
Asphalt Sealcoat	\$ 1,234
Street Signs	\$ 72
SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 1,306
TOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 1,306
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES (20 Units)	
Streetlight- Shoebox	\$ 578
SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 578
TOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVES	\$ 578

Reserve Study by: TMT-NW Dated 03012013 Version #1

#588 - Arbor Pointe HOA

2013 - 2014 Assessments

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
1	\$73.59	\$32.71			\$106.30
2	\$73.59	\$32.71			\$106.30
3	\$73.59	\$32.71			\$106.30
4	\$73.59	\$32.71			\$106.30
5	\$73.59	\$28.46			\$102.05
6	\$73.59	\$28.46			\$102.05
7	\$73.59	\$28.46			\$102.05
8	\$73.59	\$32.71			\$106.30
9	\$73.59	\$32.71			\$106.30
10	\$73.59	\$28.46			\$102.05
11	\$73.59	\$28.46			\$102.05
12	\$73.59	\$28.46			\$102.05
13	\$73.59	\$32.71			\$106.30
14	\$73.59	\$32.71			\$106.30
15	\$73.59	\$32.71			\$106.30
16	\$73.59	\$32.71			\$106.30
17	\$73.59	\$28.46			\$102.05
18	\$73.59	\$32.71			\$106.30
19	\$73.59	\$32.71			\$106.30
20	\$73.59	\$32.71			\$106.30
21	\$73.59	\$32.71	\$6.72		\$113.03
22	\$73.59	\$32.71	\$6.72		\$113.03
23	\$73.59	\$28.46	\$6.72		\$108.78
24	\$73.59	\$32.71			\$106.30
25	\$73.59	\$32.71			\$106.30
26	\$73.59	\$32.71			\$106.30
27	\$73.59	\$32.71			\$106.30
28	\$73.59	\$32.71			\$106.30
29	\$73.59	\$32.71			\$106.30
30	\$73.59	\$32.71			\$106.30
31	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
32	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
33	\$73.59	\$32.71			\$106.30
34	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
35	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
36	\$73.59	\$32.71			\$106.30
37	\$73.59	\$28.46			\$102.05
38	\$73.59	\$28.46			\$102.05
39	\$73.59	\$28.46			\$102.05
40	\$73.59	\$32.71			\$106.30
41	\$73.59	\$32.71			\$106.30
42	\$73.59	\$32.71			\$106.30
43	\$73.59	\$32.71			\$106.30
44	\$73.59	\$32.71			\$106.30
45	\$73.59	\$32.71			\$106.30

46	\$73.59	\$28.46			\$102.05
47	\$73.59	\$32.71			\$106.30
48	\$73.59	\$32.71			\$106.30
49	\$73.59	\$32.71			\$106.30
50	\$73.59	\$32.71			\$106.30
51	\$73.59	\$28.46			\$102.05
52	\$73.59	\$28.46	\$6.72	\$2.41	\$111.19
53	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
54	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
55	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
56	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
57	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
58	\$73.59	\$32.71			\$106.30
59	\$73.59	\$32.71			\$106.30
60	\$73.59	\$32.71			\$106.30
61	\$73.59	\$32.71			\$106.30
62	\$73.59	\$32.71			\$106.30
63	\$73.59	\$28.46	\$6.72	\$2.41	\$111.19
64	\$73.59	\$28.46	\$6.72	\$2.41	\$111.19
65	\$73.59	\$32.71			\$106.30
66	\$73.59	\$29.78			\$103.37
67	\$73.59	\$32.71			\$106.30
68	\$73.59	\$32.71			\$106.30
69	\$73.59	\$32.71			\$106.30
70	\$73.59	\$32.71			\$106.30
71	\$73.59	\$32.71			\$106.30
72	\$73.59	\$32.71			\$106.30
73	\$73.59	\$32.71			\$106.30
74	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
75	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
76	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
77	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
78	\$73.59	\$28.46			\$102.05
79	\$73.59	\$32.71			\$106.30
80	\$73.59	\$32.71			\$106.30
81	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
82	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
83	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
84	\$73.59	\$32.71	\$6.72	\$2.41	\$115.44
85	\$73.59	\$28.46			\$102.05
86	\$73.59	\$32.71			\$106.30
87	\$73.59	\$29.78			\$103.37
88	\$73.59	\$32.71			\$106.30
89	\$73.59	\$29.78			\$103.37
90	\$73.59	\$32.71			\$106.30
91	\$73.59	\$29.78			\$103.37
92	\$73.59	\$29.78			\$103.37
93	\$73.59	\$29.78			\$103.37