

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:	2014-2015		
Budget type:	M		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2013 - 2014 BUDGET PER YEAR	2014 - 2015 BUDGET PER YEAR	2014-2015 BUDGET PER MONTH	2014-2015 BUDGET PER UNIT PER MONTH
REVENUES					
4001	Operating Income - General	\$ 77,041	\$ 100,851	\$ 8,404	\$ 90.37
4002	Operating Income - Classic Home Lands	23,328	23,328	1,944	28.17
4003	Operating Income - Cottage Home Land:	5,268	5,268	439	24.39
4004	Operating Income - Cascade Home Land	1,856	1,856	155	25.78
4005	Operating Income - Private Road - Tract	550	550	46	1.99
4100	Reserve Income - General	5,086	4,539	378	4.07
4101	Reserve Income - Classic Home Landsc	723	1,038	87	1.25
4102	Reserve Income - Cottage Home Landsc	88	126	11	0.58
4103	Reserve Income - Cascade Home Lands	24	34	3	0.47
4104	Reserve Income - Private Road - Tracts	1,306	944	79	3.42
4105	Reserve Income - Private Street Lights -	578	-	-	-
TOTAL REVENUE		\$ 115,848	\$ 138,534	\$ 11,545	
GENERAL EXPENSES (93 Units)					
6003	Financial Review	\$ 0	\$ 1,850	\$ 154	1.66
6061	Insurance	2,503	2,532	211	2.27
6064	Website/Domain	1,000	1,020	85	0.91
6081	Licenses And Fees	50	50	4	0.04
6121	Electric	235	235	20	0.21
6161	Water	18,000	32,000	2,667	28.67
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	2,000	2,000	167	1.79
6371	Backflow Device Testing	75	75	6	0.07
6861	Professional Management	9,072	9,528	794	8.54
6881	Tax Preparation	225	225	19	0.20
6911	Printing, Postage, Special Services	2,400	3,355	280	3.01
6932	Reserve Study Update and Maint. Plan	675	675	56	0.60
6981	Bad Debt	2,500	9,000	750	8.06
SUBTOTAL GENERAL EXPENSES		\$ 77,041	\$ 100,851	\$ 8,404	\$ 90.37
GENERAL RESERVE ALLOCATION (93 Units)					
6810	Allocation To Reserves	\$ 5,086	\$ 4,539	\$ 378	4.07
SUBTOTAL GENERAL RESERVES		\$ 5,086	\$ 4,539	\$ 378	4.07
CLASSIC HOME LANDSCAPING EXPENSES (69 Units)					
7341	Landscape Contract -- Park	\$ 21,528	\$ 21,528	\$ 1,794	26.00
7342	Irrigation Repair -- Park	1,800	1,800	150	2.17
SUBTOTAL CLASSIC HOME LANDSC.		\$ 23,328	\$ 23,328	\$ 1,944	28.17
CLASSIC HOME LANDSCAPING RESERVE ALLOCATION (69 Units)					
6810	Allocation To Reserves	\$ 723	\$ 1,038	\$ 87	1.25
SUBTOTAL CLASSIC HOME LANDSC.		\$ 723	\$ 1,038	\$ 87	1.25
COTTAGE HOME LANDSCAPING EXPENSES (18 Units)					
8341	Landscape - Contract	\$ 4,968	\$ 4,968	\$ 414	23.00
8342	Irrigation Repair	300	300	25	1.39
SUBTOTAL COTTAGE HOME LANDSC.		\$ 5,268	\$ 5,268	\$ 439	24.39

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COTTAGE HOME LANDSCAPING RESERVE ALLOCATION (18 Units)					
6810	Allocation To Reserves	\$ 88	\$ 126	\$ 11	\$ 0.58
	SUBTOTAL COTTAGE HOME LANDSCAPING RESERVE ALLOCATION	\$ 88	\$ 126	\$ 11	\$ 0.58
CASCADE HOME LANDSCAPING EXPENSES (6 Units)					
9341	Landscape - Contract	\$ 1,656	\$ 1,656	\$ 138	\$ 23.00
9342	Irrigation Repair	200	200	17	2.78
	SUBTOTAL CASCADE HOME LANDSCAPING EXPENSES	\$ 1,856	\$ 1,856	\$ 155	\$ 25.78
CASCADE HOME LANDSCAPING RESERVE ALLOCATION (6 Units)					
6810	Allocation To Reserves	\$ 24	\$ 34	\$ 3	\$ 0.47
	SUBTOTAL CASCADE HOME LANDSCAPING RESERVE ALLOCATION	\$ 24	\$ 34	\$ 3	\$ 0.47
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	\$ 1,306	\$ 944	\$ 79	\$ 3.42
	SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVE ALLOCATION	\$ 1,306	\$ 944	\$ 79	\$ 3.42
PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION (20 Units)					
6810	Allocation To Reserves	\$ 578	\$ -	\$ -	\$ -
	SUBTOTAL PRIVATE STREET LIGHTS - TRACTS B, E, G, J, K RESERVE ALLOCATION	\$ 578	\$ -	\$ -	\$ -
	TOTAL BUDGETED EXPENSES	\$ 115,848	\$ 138,534	\$ 11,545	\$ 180.50

Reserve Study -- 93 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (93 Units)	
Bark Dust - Common Areas	\$ 58
Brick Walls & Pillars - Mortar - Clean - Cnr. 163rd	\$ 579
Concrete Maintenance	\$ 174
Drip Irrigation System	\$ 193
Fence - 4' Chain Link Vinyl Clad - Black Tracts A, F	\$ 1,692
Fence - 5' Chain Link Vinyl Clad - Green Tract I	\$ 369
Irrigation Controllers	\$ 39
Mailbox Maintenance	\$ 466
Monument Lettering	\$ 290
Retaining Wall Maintenance	\$ 130
Tree Work	\$ 83
Street Lights	\$ 466
SUBTOTAL GENERAL RESERVES	\$ 4,539
TOTAL GENERAL RESERVES	\$ 4,539
CLASSIC HOME LANDSCAPING RESERVES (69 Units)	
Bark Dust - Classic Homes	\$ 1,038
SUBTOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 1,038
TOTAL CLASSIC HOME LANDSCAPING RESERVES	\$ 1,038
COTTAGE HOME LANDSCAPING RESERVES (18 Units)	
Bark Dust - Cottage Homes	\$ 126
SUBTOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 126
TOTAL COTTAGE HOME LANDSCAPING RESERVES	\$ 126
CASCADE HOME LANDSCAPING RESERVES (6 Units)	
Bark Dust - Cascade Homes	\$ 34
SUBTOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 34
TOTAL CASCADE HOME LANDSCAPING RESERVES	\$ 34
PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES (23 Units)	
Asphalt Overlay	\$ 0
Asphalt Sealcoat	\$ 886
Street Signs	\$ 58
SUBTOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 944
TOTAL PRIVATE ROAD - TRACTS B, C, E, G, J, K RESERVES	\$ 944

Reserve Study by: TMT-NW Dated Version #

#588 - Arbor Pointe HOA

2014 - 2015 Assessments

Lot	General Assessment	Landscaping Assessment	Private Street Assessment	Street Light Assessment	Total
1	\$94.44	\$29.43			\$123.86
2	\$94.44	\$29.43			\$123.86
3	\$94.44	\$29.43			\$123.86
4	\$94.44	\$29.43			\$123.86
5	\$94.44	\$24.97			\$119.41
6	\$94.44	\$24.97			\$119.41
7	\$94.44	\$24.97			\$119.41
8	\$94.44	\$29.43			\$123.86
9	\$94.44	\$29.43			\$123.86
10	\$94.44	\$24.97			\$119.41
11	\$94.44	\$24.97			\$119.41
12	\$94.44	\$24.97			\$119.41
13	\$94.44	\$29.43			\$123.86
14	\$94.44	\$29.43			\$123.86
15	\$94.44	\$29.43			\$123.86
16	\$94.44	\$29.43			\$123.86
17	\$94.44	\$24.97			\$119.41
18	\$94.44	\$29.43			\$123.86
19	\$94.44	\$29.43			\$123.86
20	\$94.44	\$29.43			\$123.86
21	\$94.44	\$29.43	\$5.41		\$129.28
22	\$94.44	\$29.43	\$5.41		\$129.28
23	\$94.44	\$24.97	\$5.41		\$124.82
24	\$94.44	\$29.43			\$123.86
25	\$94.44	\$29.43			\$123.86
26	\$94.44	\$29.43			\$123.86
27	\$94.44	\$29.43			\$123.86
28	\$94.44	\$29.43			\$123.86
29	\$94.44	\$29.43			\$123.86
30	\$94.44	\$29.43			\$123.86
31	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
32	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
33	\$94.44	\$29.43			\$123.86
34	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
35	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
36	\$94.44	\$29.43			\$123.86
37	\$94.44	\$24.97			\$119.41
38	\$94.44	\$24.97			\$119.41
39	\$94.44	\$24.97			\$119.41
40	\$94.44	\$29.43			\$123.86
41	\$94.44	\$29.43			\$123.86
42	\$94.44	\$29.43			\$123.86
43	\$94.44	\$29.43			\$123.86
44	\$94.44	\$29.43			\$123.86
45	\$94.44	\$29.43			\$123.86
46	\$94.44	\$24.97			\$119.41
47	\$94.44	\$29.43			\$123.86
48	\$94.44	\$29.43			\$123.86
49	\$94.44	\$29.43			\$123.86
50	\$94.44	\$29.43			\$123.86

51	\$94.44	\$24.97			\$119.41
52	\$94.44	\$24.97	\$5.41	\$0.00	\$124.82
53	\$94.44	\$24.97	\$5.41	\$0.00	\$124.82
54	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
55	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
56	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
57	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
58	\$94.44	\$29.43			\$123.86
59	\$94.44	\$29.43			\$123.86
60	\$94.44	\$29.43			\$123.86
61	\$94.44	\$29.43			\$123.86
62	\$94.44	\$29.43			\$123.86
63	\$94.44	\$24.97	\$5.41	\$0.00	\$124.82
64	\$94.44	\$24.97	\$5.41	\$0.00	\$124.82
65	\$94.44	\$29.43			\$123.86
66	\$94.44	\$26.25			\$120.69
67	\$94.44	\$29.43			\$123.86
68	\$94.44	\$29.43			\$123.86
69	\$94.44	\$29.43			\$123.86
70	\$94.44	\$29.43			\$123.86
71	\$94.44	\$29.43			\$123.86
72	\$94.44	\$29.43			\$123.86
73	\$94.44	\$29.43			\$123.86
74	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
75	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
76	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
77	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
78	\$94.44	\$24.97			\$119.41
79	\$94.44	\$29.43			\$123.86
80	\$94.44	\$29.43			\$123.86
81	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
82	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
83	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
84	\$94.44	\$29.43	\$5.41	\$0.00	\$129.28
85	\$94.44	\$24.97			\$119.41
86	\$94.44	\$29.43			\$123.86
87	\$94.44	\$26.25			\$120.69
88	\$94.44	\$29.43			\$123.86
89	\$94.44	\$26.25			\$120.69
90	\$94.44	\$29.43			\$123.86
91	\$94.44	\$26.25			\$120.69
92	\$94.44	\$26.25			\$120.69
93	\$94.44	\$26.25			\$120.69