

ARBOR VILLEBOIS

Association name:	Arbor Villebois	Developer:	West Hills
Association number:	570	Declarant:	Arbor Villebois LLC
General - Total # of Units	457.125	Fiscal year end:	6/30
5 Year Park General - Total # of Units	457.125		
Manor Landscape - Total # of Units	81		
Cottage, Terrace & Classic Landscape - Total #	177		
Private Street - Total # of Units	279		
Internet - Total # of Units	353		
Budget year:	2009 - 2010		
Budget type:	M		

ACCT. NO.	BUDGET ITEMS	2009 - 2010 BUDGET PER YEAR	2009 - 2010 BUDGET PER MONTH	2009 - 2010 BUDGET PER UNIT PER MONTH
REVENUES				
4001	Operating Income - general	\$ 199,180	\$ 16,598	\$ 36.31
4002	Operating Income - 5 Year Park General	32,777	2,731	5.98
4003	Operating Income - Manor Landscape	45,866	3,822	47.19
4004	Operating Income - Cottage, Terrace & C	77,558	6,463	36.52
4006	Operating Income - Internet	169,440	14,120	40.00
4100	Reserve Income - general	33,094	2,758	6.03
4101	Reserve Income - 5 Year Park General	0	0	0.00
4102	Reserve Income - Manor Landscape	3,038	253	3.13
4103	Reserve Income - Cottage, Terrace & Cl	6,638	553	3.13
4104	Reserve Income - Private Street	7,365	614	2.20
TOTAL REVENUE		\$ 574,955	\$ 47,913	\$ 180.47

GENERAL EXPENSES (457.125 Units)				
6003	Financial Review	\$ 2,100	\$ 175	\$ 0.38
6051	Tax Expense	10	1	0.00
6061	Insurance	2,100	175	0.38
6063	Website Initial Setup	0	0	0.00
6064	Website/Domain	865	72	0.16
6081	Licenses And Fees	50	4	0.01
6121	Electric	1,350	113	0.25
6161	Water	80,000	6,667	14.58
6341	Landscape - Contract	72,000	6,000	13.13
6342	Irrigation Repair	7,000	583	1.28
6361	Landscape - Supplies/Extras	6,000	500	1.09
6371	Backflow Device Testing	225	19	0.04
6685	Gutters	400	33	0.07
6861	Management Fees	19,200	1,600	3.50
6881	Tax Preparation	225	19	0.04
6911	Printing And Special Services	6,800	567	1.24
6932	Reserve Study Update & Maint. Plan	675	56	0.12
6941	Bank Charges	180	15	0.03
SUBTOTAL GENERAL EXPENSES		\$ 199,180	\$ 16,598	\$ 36.31

GENERAL RESERVE EXPENSES (457.125 Units)				
6810	Allocation To Reserves	\$ 33,094	\$ 2,758	\$ 6.03
SUBTOTAL GENERAL EXPENSES		\$ 33,094	\$ 2,758	\$ 6.03

5 YEAR PARK GENERAL EXPENSES (457.125 Units)				
6061	Insurance	\$ 537	\$ 45	\$ 0.10
6161	Water	7,200	600	1.31
6341	Landscape - Contract	18,720	1,560	3.41
6342	Irrigation Repair	600	50	0.11
6361	Landscape - Supplies/Extras	1,400	117	0.26
6461	Janitorial Service	3,120	260	0.57
6665	Fountain Maintenance	1,200	100	0.22

ACCT. NO.	BUDGET ITEMS	2009 - 2010 BUDGET PER YEAR	2009 - 2010 BUDGET PER MONTH	2009 - 2010 BUDGET PER UNIT PER MONTH
SUBTOTAL 5 YEAR PARK GENERAL		\$ 32,777	\$ 2,731	\$ 5.98
5 YEAR PARK GENERAL RESERVE EXPENSES (457.125 Units)				
6810	Allocation To Reserves	\$ 0	\$ 0	\$ 0.00
SUBTOTAL 5 YEAR PARK GENERAL		\$ 0	\$ 0	\$ 0.00
MANOR LANDSCAPE EXPENSES (81 Units)				
6161	Water	\$ 18,650	\$ 1,554	\$ 19.19
6341	Landscape - Contract	23,328	1,944	24.00
6342	Irrigation Repair	1,863	155	1.92
6361	Landscape - Supplies/Extras	2,025	169	2.08
SUBTOTAL MANOR LANDSCAPE EXP		\$ 45,866	\$ 3,822	\$ 47.19
MANOR LANDSCAPE RESERVE EXPENSES (81 Units)				
6810	Allocation To Reserves	\$ 3,038	\$ 253	\$ 3.13
SUBTOTAL MANOR LANDSCAPE EXP		\$ 3,038	\$ 253	\$ 3.13
COTTAGE, TERRACE & CLASSIC LANDSCAPE EXPENSES (177 Units)				
6161	Water	\$ 25,520	\$ 2,127	\$ 12.02
6341	Landscape - Contract	44,604	3,717	21.00
6342	Irrigation Repair	3,717	310	1.75
6361	Landscape - Supplies/Extras	3,717	310	1.75
SUBTOTAL COTTAGE, TERRACE & C		\$ 77,558	\$ 6,463	\$ 36.52
COTTAGE, TERRACE & CLASSIC LANDSCAPE RESERVE EXPENSES (177 Units)				
6810	Allocation To Reserves	\$ 6,638	\$ 553	\$ 3.13
SUBTOTAL COTTAGE, TERRACE & C		\$ 6,638	\$ 553	\$ 3.13
PRIVATE STREET RESERVE EXPENSES (279 Units)				
6810	Allocation To Reserves	\$ 7,365	\$ 614	\$ 2.20
SUBTOTAL PRIVATE STREET EXPEN		\$ 7,365	\$ 614	\$ 2.20
INTERNET EXPENSES (353 Units)				
6223	Internet	169,440	\$ 14,120	\$ 40.00
SUBTOTAL INTERNET EXPENSES		\$ 169,440	\$ 14,120	\$ 40.00
TOTAL BUDGETED EXPENSES		\$ 574,955	\$ 47,913	\$ 180.47