

ARBOR VILLEBOIS TOWNHOMES

Association name: **Arbor Villebois Townhomes** Developer: **West Hills**
 Association number: **571** Declarant: **Arbor Villebois LLC**
 General - Total # of Units: **94** Fiscal year end: **6/30**
 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
REVENUES					
4001	Operating Income - General	\$ 66,247	\$ 63,001	\$ 5,250	\$ 55.85
4100	Reserve Income - General	57,522	57,522	4,794	50.99
TOTAL REVENUE		\$ 123,769	\$ 120,523	\$ 10,044	\$ 106.85

GENERAL EXPENSES (94 Units)					
6051	Tax Expense	\$ 150	\$ 150	\$ 13	0.13
6061	Insurance	11,260	10,803	900	9.58
6081	Licenses And Fees	150	50	4	0.04
6161	Water	13,000	9,616	801	8.52
6341	Landscape - Contract	15,792	15,792	1,316	14.00
6342	Irrigation Repair	1,222	1,222	102	1.08
6361	Landscape - Supplies/Extras	1,598	1,598	133	1.42
6681	Building Maintenance/Repair	600	600	50	0.53
6685	Gutters	2,500	3,500	292	3.10
6687	Dryer Vent Cleaning	2,820	2,820	235	2.50
6861	Professional Management	9,300	9,300	775	8.24
6881	Tax Preparation	225	200	17	0.18
6911	Printing, Postage, Special Services	1,500	1,400	117	1.24
6932	Reserve Study Update and Maint. Plan	950	950	79	0.84
6941	Bank Charges	180	0	0	0.00
6981	Bad Debt	5,000	5,000	417	4.43
SUBTOTAL GENERAL EXPENSES		\$ 66,247	\$ 63,001	\$ 5,250	\$ 55.85

GENERAL RESERVE ALLOCATION (94 Units)					
6810	Allocation To Reserves	\$ 57,522	\$ 57,522	\$ 4,794	\$ 50.99
SUBTOTAL GENERAL RESERVES		\$ 57,522	\$ 57,522	\$ 4,794	\$ 50.99
TOTAL BUDGETED EXPENSES		\$ 123,769	\$ 120,523	\$ 10,044	\$ 106.85

571 -- Arbor Villebois Townhomes

Reserve Study -- 94 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (94 Units)	
Columns	\$ 73
Fence - Yard - Wrought Iron	\$ 5,522
Gutters & Downspouts	\$ 3,513
Lights - Exterior	\$ 309
Paint - Exterior	\$ 17,240
Paint - Exterior - Trim	\$ 2,644
Paint - Exterior-Doors	\$ 47
Railings - Porch - Replace	\$ 1,580
Roofs - Composition	\$ 13,951
Building Envelope Inspection	\$ 11,844
SUBTOTAL GENERAL RESERVES	\$ 56,723
GENERAL OTHER ITEMS NEEDED (94 Units)	
Barkdust	\$ 799
SUBTOTAL GENERAL OTHER NEEDED ITEMS	\$ 799
TOTAL GENERAL RESERVES	\$ 57,522

Reserve Study by: WSSC Dated 04/11 Version #2