

## West Oaks Condos -- Budget Overview

	2010	2011	2012
	Budget	Budget	Budget
<b>Income</b>			
<b>400 · Assessment Income</b>			
401 · Unit Assessment	199,628	199,628	150,096
402 · Garage Assessment	570	570	570
<b>Total 400 · Assessment Income</b>	200,198	200,198	150,666
451 · Transfer Fees	120	120	120
471 · Investment Interest	360	360	360
<b>Total Income</b>	200,678	200,678	151,146
<b>Expense</b>			
<b>510 · Administration</b>			
511 · Allocation to Reserves	26,100	26,100	26,750
512 · Allocation to garage reserves	570	570	570
515 · Tax Preparation	200	200	200
516 · Taxes, Licenses, Permits	175	175	175
517 · Printing, Postage, Spcl Svcs	95	95	95
518 · Website fees	80	80	80
<b>Total 510 · Administration</b>	27,220	27,220	27,870
<b>520 · Association Operations</b>			
521 · Insurance Expense	17,116	17,116	17,215
522 · Financial Review	1,600	1,600	1,500
524 · Professional Management	7,060	7,540	7,540
525 · Legal Services			
528 · Misc operations	240	240	240
529 · Other Consultants			
<b>Total 520 · Association Operations</b>	26,016	26,496	26,495
<b>530 · Property Maintenance</b>			
531 · Building repairs	2,400	2,400	2,400
533 · Pest Control			
534 · Tract A/B landscape			
535 · Custodian Services	3,600	3,600	3,300
536 · Custodian Supplies	360	360	6,300
<b>Total 530 · Property Maintenance</b>	6,360	6,360	9,600
<b>540 · Landscape Maintenance</b>			
541 · Landscape Contract	13,860	13,860	14,068
542 · Landscape Treatments	2,000	2,000	2,000
543 · Landscape Repair	150	150	1,150
544 · Irrigation Mgmt & Repair	1,345	1,345	1,345
545 · Landscape Improvements			
547 · Water - irrigation	3,000	3,000	3,000
548 · Backflow Testing	25	25	25
549 · Misc Landscape			
540 · Landscape Maintenance - Other			
<b>Total 540 · Landscape Maintenance</b>	20,380	20,380	21,588
<b>550 · Utilities</b>			
551 · Electricity	4,800	6,000	6,900
552 · Garbage	10,600	10,600	10,600
553 · Water & Sewer	24,000	25,800	29,154
550 · Utilities - Other			
<b>Total 550 · Utilities</b>	39,400	42,400	46,654
<b>570 · Construction Defect Project</b>			
571 · Allocation to C.D. reserves	9,960	9,960	9,360
581 · Allocation to operating balance	9,960	9,960	9,480
586 · Spcl 2010 Alloc to Reserves	49,532		
586 · Spcl 2011 Alloc to Reserves		49,532	
591 · Contingency			
<b>Total Expense</b>	188,828	192,308	151,047
<b>Net Income</b>	<b>11,850</b>	<b>8,370</b>	<b>99</b>