

## West Oaks Condos -- Budget Overview

	2011	2012	2013
	Budget	Budget	Budget
<b>Income</b>			
<b>400 · Assessment Income</b>			
401 · Unit Assessment	199,628	150,096	150,096
402 · Garage Assessment	570	570	570
<b>Total 400 · Assessment Income</b>	200,198	150,666	150,666
451 · Transfer Fees	120	120	120
471 · Investment Interest	360	360	400
<b>Total Income</b>	200,678	151,146	151,186
<b>Expense</b>			
<b>510 · Administration</b>			
511 · Allocation to Reserves	26,100	26,750	31,860
512 · Allocation to garage reserves	570	570	570
515 · Tax Preparation	200	200	200
516 · Taxes, Licenses, Permits	175	175	1,000
517 · Printing, Postage, Spcl Svcs	95	95	95
518 · Website fees	80	80	
<b>Total 510 · Administration</b>	27,220	27,870	33,725
<b>520 · Association Operations</b>			
521 · Insurance Expense	17,116	17,215	16,987
522 · Financial Review	1,600	1,500	1,500
523 · Reserve Study			5,000
524 · Professional Management	7,540	7,540	7,540
525 · Legal Services			1,000
528 · Misc operations	240	240	240
529 · Other Consultants			
<b>Total 520 · Association Operations</b>	26,496	26,495	32,267
<b>530 · Property Maintenance</b>			
531 · Building repairs	2,400	2,400	3,000
533 · Pest Control			
534 · Tract A/B landscape			
535 · Custodian Services	3,600	3,300	10,000
536 · Custodian Supplies	360	6,300	700
<b>Total 530 · Property Maintenance</b>	6,360	9,600	13,700
<b>540 · Landscape Maintenance</b>			
541 · Landscape Contract	13,860	14,068	14,068
542 · Landscape Treatments	2,000	2,000	1,000
543 · Landscape Repair	150	1,150	4,000
544 · Irrigation Mgmt & Repair	1,345	1,345	745
545 · Landscape Improvements			1,500
547 · Water - irrigation	3,000	3,000	2,000
548 · Backflow Testing	25	25	25
549 · Misc Landscape			325
540 · Landscape Maintenance - Other			
<b>Total 540 · Landscape Maintenance</b>	20,380	21,588	23,663
<b>550 · Utilities</b>			
551 · Electricity	6,000	6,900	7,200
552 · Garbage	10,600	10,600	10,600
553 · Water & Sewer	25,800	29,154	30,000
550 · Utilities - Other			
<b>Total 550 · Utilities</b>	42,400	46,654	47,800
<b>570 · Construction Defect Project</b>			
571 · Allocation to C.D. reserves	9,960	9,360	
581 · Allocation to operating balance	9,960	9,480	
586 · Spcl 2010 Alloc to Reserves			
586 · Spcl 2011 Alloc to Reserves	49,532		
591 · Contingency			
<b>Total Expense</b>	192,308	151,047	151,155
<b>Net Income</b>	<b>8,370</b>	<b>99</b>	<b>31</b>