

## West Oaks Condos -- Budget Overview

	2013	2014	2015
	Budget	Budget	Budget
<b>Income</b>			
<b>400 · Assessment Income</b>			
401 · Unit Assessment	150,096	150,096	157,601
402 · Garage Assessment	570	570	570
451 · Transfer Fees	120	120	120
471 · Investment Interest	400	400	400
<b>Total Income</b>	151,186	151,186	158,691
<b>Expense</b>			
511 · Allocation to Reserves	31,860	38,267	26,000
512 · Allocation to garage reserves	570	570	570
515 · Tax Preparation	200	200	200
516 · Taxes, Licenses, Permits	1,000	1,000	200
517 · Printing, Postage, Spcl Svcs	95	95	95
518 · Website fees			
521 · Insurance Expense	16,987	17,000	38,000
522 · Financial Review	1,500	1,575	1,750
523 · Reserve Study	5,000	0	0
524 · Professional Management	7,540	10,420	10,420
525 · Legal Services	1,000	1,000	1,000
528 · Misc operations	240	240	240
531 · Building repairs	3,000	3,000	3,000
535 · Custodian Services	10,000	10,000	10,000
536 · Custodian Supplies	700	700	700
541 · Landscape Contract	14,068	14,068	15,240
542 · Landscape Treatments	1,000	1,000	1,000
543 · Landscape Repair	4,000	0	4,000
544 · Irrigation Mgmt & Repair	745	745	745
545 · Landscape Improvements	1,500	1,150	1,500
547 · Water - irrigation	2,000	2,000	4,000
548 · Backflow Testing	25	25	25
549 · Misc Landscape	325	325	325
551 · Electricity	7,200	7,200	7,344
552 · Garbage	10,600	10,600	10,600
553 · Water & Sewer	30,000	30,000	30,600
<b>Total 550 · Utilities</b>	47,800	47,800	48,544
<b>Total Expense</b>	151,155	151,180	167,554
<b>Net Income</b>	31	6	-8,863
<b>**As of January 1st 2015, each owner's assessment will rise by 5%.</b>			
<b>Please update your automatic bill pay payments to WOC</b>			