

Arbor Terrace HOA Budget July 1, 2016 -June 30, 2017

		2016-2017		
EXPENSE - All Lots (160 Units)		Monthly	Annual	
Internet - Fibersphere		4,800.00	57,600.00	
Garbage		35.00	420.00	
Water / Sewer		2,345.83	28,150.00	
Common Area Maintenance		333.33	4,000.00	
Association Operations (Mailings, Postage, Web Service Fees)		166.67	2,000.00	
Insurance		312.08	3,745.00	
Legal		1,250.00	15,000.00	
Management Fee		2,950.00	35,400.00	
Accounting and Tax Prep - CPA Annual Review and Tax Return Filing		416.67	5,000.00	
Taxes, Business License, Bank Fees		83.33	1,000.00	
Landscape Contract		3,978.00	47,736.00	
Landscape Miscellaneous		1,249.08	14,989.00	
Total Operating Expense - All Lots		17,920.00	215,040.00	
	Total / Unit (160)	112.00	1,344.00	
EXTRA EXPENSE - ROWHOUSE (65 Units) - Contribute to Operating Expenses		Monthly	Annual	
Rowhouse Maintenance		920.83	11,050.00	
Insurance		1,874.18	22,490.10	
Total Extra Operating Expense - Rowhouse		2,795.01	33,540.10	
	Total/Unit (65)	43.00	516.00	
RESERVES		Unit/mo	Monthly	Annual
All Lots (160)		13	2,080.00	25,000.00
Extra Chateaus (50)		-	-	-
Extra Tamaracks (45)		19.00	855	10,260.00
Extra Rowhomes (65)		62	4,030.00	48,360.00
Total Reserves - All Lots			6,965.00	83,620.00
Total Assessment		Unit / Mo	Monthly	Annual
Chateaus / unit		125.00	6,250.00	75,000.00
Tamaracks / unit		144.00	6,480.00	77,760.00
Rowhomes / unit		230.00	14,950.01	179,400.10
Total Income				332,160.10
SERIAL SPECIAL ASSESSMENT - ROWHOUSE (24 Units) - CONTRIBUTE AS COLLECTED - OPT C		Monthly	Annual	
Construction Loan Opt C - Remaining Homes on Option C (24 units)		1,920.00	23,040.00	
Total Serial Assessment - Rowhouse		1,920.00	23,040.00	
	Total/Unit (24)	80.00		