

Arbor Terrace HOA Budget July 1, 2015 -June 30, 2016

EXPENSE - All Lots (160 Units)	2015-2016	
	Monthly	Annual
Internet - Fibersphere	4,800.00	57,600.00
Garbage	34.04	408.48
Water / Sewer	2,291.67	27,500.00
Common Area Maintenance	208.33	2,500.00
Association Operations (Mailings, Postage, Web Service Fees)	166.67	2,000.00
Insurance	228.33	2,740.00
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	666.67	8,000.00
Taxes, Business License, Bank Fees	41.67	500.00
Landscape Contract	3,978.00	47,736.00
Landscape Miscellaneous	1,250.00	15,000.00
Total Operating Expense - All Lots	17,865.37	214,384.48
	Total / Unit (160)	111.66 1,339.90

EXTRA EXPENSE - ROWHOUSE (65 Units) - Contribute to Operating Expenses	Monthly	Annual
Rowhouse Maintenance	625.00	7,500.00
Insurance	1,914.20	22,970.35
Total Extra Operating Expense - Rowhouse	2,539.20	30,470.35
	Total/Unit (65)	39.06 468.77

RESERVES	Unit/mo	Monthly	Annual
All Lots (160)	13.34	2,134.40	25,612.80
Extra Chateaus (50)	-	-	-
Extra Tamaracks (45)	18.00	810	9,720.00
Extra Rowhomes (65)	59.94	3,896.10	46,753.20
Total Reserves - All Lots		6,840.50	82,086.00

Total Assessment	Unit / Mo	Monthly	Annual
Chateaus / unit	125.00	6,249.93	74,999.15
Tamaracks / unit	143.00	6,434.94	77,219.24
Rowhomes / unit	224.00	14,560.20	174,722.45
Total Income			326,940.83

SERIAL SPECIAL ASSESSMENT - ROWHOUSE (45 Units) - CONTRIBUTE AS COLLECTED - OPT C	Monthly	Annual
Construction Loan Opt C - Remaining Homes on Option C (36 units)	4,500.07	54,000.84
Total Serial Assessment - Rowhouse	4,500.07	54,000.84
	Total/Unit (36)	125.00