

**Arbor Terrace HOA Budget July 1, 2013 - June 30, 2014**

		2013-2014	
<b>EXPENSE - All Lots (160 Units)</b>		<b>Monthly</b>	<b>Annual</b>
Internet		4,800.00	57,600.00
Garbage		35.00	420.00
Water / Sewer		2,375.00	28,500.00
Common Area Maintenance		416.67	5,000.00
Association Operations		166.67	2,000.00
Insurance		416.67	5,000.00
Legal		1,250.00	15,000.00
Management Fee		2,950.00	35,400.00
CAI - Board Training		15.00	180.00
Taxes, License, Fees and Other		100.00	1,200.00
CPA Annual Review		300.00	3,600.00
Landscape Contract		3,978.00	47,736.00
Landscape Miscellaneous		1,666.67	20,000.00
Operating Contingency (10%) - allows for 16 Homes in Arrears		1,850.17	22,202.00
<b>Total Operating Expense - All Lots</b>		<b>20,319.83</b>	<b>243,838.00</b>
	<b>Total / Unit (160)</b>	<b>127.00</b>	<b>1,523.99</b>

<b>EXTRA EXPENSE - ROWHOUSE (65 Units) - Contribute to Operating Expenses</b>		<b>Monthly</b>	<b>Annual</b>
Rowhouse Maintenance		1,250.00	15,000.00
Insurance		833.33	10,000.00
Rowhouse Maintenance Contingency (10%) - 6.5 Homes in Arrears		191.43	1,500.00
<b>Total Extra Operating Expense - Rowhouse</b>		<b>2,274.77</b>	<b>27,297.20</b>
	<b>Total/Unit (65)</b>	<b>35.00</b>	<b>419.96</b>

<b>RESERVES</b>	<b>Unit/mo</b>	<b>Monthly</b>	<b>Annual</b>
All Lots (160)	10.00	1,600.00	19,200.00
Extra Chateaus (50)	-	-	-
Extra Tamaracks (45)	13.00	585.00	7,020.00
Extra Rowhomes (65)	36.00	2,340.00	28,080.00
<b>Total Reserves - All Lots</b>		<b>4,525.00</b>	<b>54,300.00</b>

<b>Total Assessment</b>	<b>Unit / Mo</b>	<b>Monthly</b>	<b>Annual</b>
Chateaus / unit	137.00	6,849.95	82,199.38
Tamaracks / unit	150.00	6,749.95	80,999.44
Rowhomes / unit	208.00	13,519.70	162,236.39
<b>Total Income</b>			<b>325,435.20</b>

<b>SERIAL SPECIAL ASSESSMENT - ROWHOUSE (50 Units) - CONTRIBUTE AS COLLECTED</b>		<b>Monthly</b>	<b>Annual</b>
Construction Loan (800k) Option B - Assessed to 5 units payment due March 1, 2014		n/a	30,769.23
Construction Loan (617k for 15 years + 15%) - Assessed to Homes on Option C (50 units)		5,800.11	69,601.32
<b>Total Serial Assessment - Rowhouse</b>		<b>5,800.11</b>	<b>100,370.55</b>
	<b>Total/Unit (50)</b>	<b>116.00</b>	