

## West Oaks Condos -- Budget Overview

	2008	2009	2010
	Budget	Budget	Budget
<b>Income</b>			
<b>400 · Assessment Income</b>			
401 · Unit Assessment	150,096	150,096	199,628
402 · Garage Assessment		570	570
<b>Total 400 · Assessment Income</b>	150,096	150,666	200,198
451 · Transfer Fees		200	120
471 · Investment Interest		1,440	360
<b>Total Income</b>	150,096	152,306	200,678
<b>Expense</b>			
<b>510 · Administration</b>			
511 · Allocation to Reserves	26,100	26,100	26,100
512 · Allocation to garage reserves		570	570
515 · Tax Preparation		200	200
516 · Taxes, Licenses, Permits	2,400	400	175
517 · Printing, Postage, Spcl Svcs		500	95
518 · Website fees		80	80
<b>Total 510 · Administration</b>	28,500	27,850	27,220
<b>520 · Association Operations</b>			
521 · Insurance Expense	12,348	15,650	17,116
522 · Financial Review		2,000	1,600
524 · Professional Management	25,884	8,060	7,060
525 · Legal Services	6,000	2,000	
528 · Misc operations	4,560		240
529 · Other Consultants	2,004		
<b>Total 520 · Association Operations</b>	50,796	27,710	26,016
<b>530 · Property Maintenance</b>			
531 · Building repairs	12,396	12,000	2,400
533 · Pest Control	600		
534 · Tract A/B landscape		2,000	
535 · Custodian Services			3,600
536 · Custodian Supplies			360
<b>Total 530 · Property Maintenance</b>	12,996	14,000	6,360
<b>540 · Landscape Maintenance</b>			
541 · Landscape Contract	14,232	14,659	13,860
542 · Landscape Treatments		900	2,000
543 · Landscape Repair			150
544 · Irrigation Mgmt & Repair		800	1,345
545 · Landscape Improvements		3,000	
547 · Water - irrigation		3,500	3,000
548 · Backflow Testing		25	25
549 · Misc Landscape	900	1,000	
540 · Landscape Maintenance - Other			
<b>Total 540 · Landscape Maintenance</b>	15,132	23,884	20,380
<b>550 · Utilities</b>			
551 · Electricity	5,400	5,400	4,800
552 · Garbage	9,660	9,900	10,600
553 · Water & Sewer	21,600	19,200	24,000
550 · Utilities - Other			
<b>Total 550 · Utilities</b>	36,660	34,500	39,400
<b>570 · Construction Defect Project</b>			
571 · Allocation to C.D. reserves		10,000	9,960
581 · Allocation to operating balance		10,000	9,960
586 · Spcl 2010 Alloc to Reserves			49,532
591 · Contingency	6,012		
<b>Total Expense</b>	150,096	137,944	188,828
<b>Net Income</b>	<b>0</b>	<b>14,362</b>	<b>11,850</b>