

5West Terrance Homeowners Association			
Account	Description		Full Buildout Budget
Operating Accounts			
Income Accounts			
Regular Income			
40-4000-00	Regular Assessments- <i>32- 16' units/ \$195 per month</i>		\$74,880.00
	Regular Assessment: <i>9- 20' units \$295 per month</i>		\$31,860.00
Other Fees			
43-4310-00	Late Fees		\$0.00
43-4315-00	Interest Charges		\$0.00
43-4320-00	Fines		\$0.00
Transfer From Reserve			
45-4500-00	Transfer From Reserve		\$0.00
New			
Income Accounts Total			\$106,740.00
Expense Accounts			
Reserve Allocations			
35-3030-00	Reserve Fund Allocation Reserve Fund Allocation <i>rule of thumb to save about 10% of Association income</i>		\$10,000.00
Administrative			
50-5010-00	Management Fees		\$6,000.00
50-5020-00	Accounting		\$500.00
50-5030-00	Legal - General		\$300.00
50-5045-00	Collection Fees		\$200.00
50-5060-00	Insurance- <i>need insurance on all exterior buildings and common areas</i>		\$24,000.00
50-5120-00	Postage		\$200.00
50-5130-00	Printing		\$200.00
50-5150-00	Misc. Administrative		\$500.00
Communications			
53-5360-00	Website		\$500.00
Utilities			
63-6335-00	Electric		\$5,000.00
63-6350-00	Water- <i>Master Meter</i>		\$20,000.00
Landscape			
70-7010-00	Landscape - Contract		\$24,000.00
70-7011-00	Landscape - Chemicals- <i>seed, fertilizer, pre emergent /seasonal chemicals</i>		\$3,000.00
70-7014-00	Landscape - Other		\$2,000.00
70-7015-00	Mulch- <i>1x per year</i>		\$6,000.00
70-7020-00	Seasonal Flowers- <i>2x per year</i>		\$2,400.00
70-7030-00	Tree/Plant Replacement		\$2,000.00
70-7130-00	Irrigation System & Repair- <i>all buildings have irrigation?</i>		\$2,000.00
Maintenance			
80-8151-00	Termite Bond- <i>termite and pest control exterior of buildings</i>		\$4,000.00
	Trash Service		\$8,856.00
	Pet Station- <i>adding pet stations? Need clean up service weekly</i>		\$1,000.00
	General Maintenance- <i>exterior building needs or ground needs</i>		\$5,000.00
New			
Expense Accounts Total			\$127,656.00