Westbank, Inc.
2017 Budget - 168 Units

		JAN.	FEB.	ARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	TOTAL
INCOME														
5000	Residential Assess	6384	6384	6384	6384	6384	6384	6384	6384	6384	6384	6384	6384	76608
	Verizon Lease	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	1140	13680
TOTAL INCOME		**7524**	**7524**	**7524**	**7524**	**7524**	**7524**	**7524**	**7524**	**7524**	**7524**	**7524**	**7524**	**90288**
MAINT. & REPAIR														
8010	Maint. Contract	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	25200
8025	Pest Control	120	120	120	120	120	120	120	120	120	120	120	120	1440
8040	Electrical & Lighting	0	0	300	0	0	300	0	0	300	0	0	300	1200
8070	IrrigationRepair Labor & Parts	225	225	225	225	225	225	225	225	225	225	225	225	2700
8080	Contract/Misc. Ser. & Repairs	195	195	195	195	195	195	195	195	195	195	195	195	2340
8090	Playground Equip. Maint.	125	125	125	125	125	125	125	125	125	125	125	125	1500
8079	Pet Waste Removal	120	120	120	120	120	120	120	120	120	120	120	120	1440
TOTAL MAINT. & REPAIRS		**2885**	**2885**	**3185**	**2885**	**2885**	**3185**	**2885**	**2885**	**3185**	**2885**	**2885**	**3185**	**35820**
PARTS & SUPPLIES														
8280	Misc. Fertilizer/Weed Control	0	0	500	0	0	0	0	0	0	500	0	0	1000
8281	Flowers & Plant Replacement	0	0	0	0	1000	0	0	0	0	1000	0	0	2000
8282	Rye Seed	0	0	0	0	0	0	0	0	0	3690	0	0	3690
8285	Tree Trimming	0	0	0	4000	0	0	0	0	0	0	0	0	4000
8241	Capital Improvements	0	0	0	1000	0	0	0	0	0	0	0	0	1000
TOTAL PARTS & SUPPLIES		**0**	**0**	500	**5000**	**1000**	**0**	**0**	**0**	**0**	**5190**	**0**	**0**	**11690**
UTILITIES														
8410	Electricity	215	215	215	215	215	215	215	215	215	215	215	215	2580
8460	Water	500	500	500	500	1000	1200	1700	1800	1500	1300	1000	600	12100
TOTAL UTILITES		**715**	**715**	**715**	**715**	**1215**	**1415**	**1915**	**2015**	**1715**	**1515**	**1215**	**815**	**14680**
ADMINISTRATIVE														
8610	Legal / CC&R/Enforcement	0	0	150	150	150	0	0	150	150	150	0	0	900
8611	Collections	300	300	300	300	300	300	300	300	300	300	300	300	3600

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8612	Lien Expense	0	120	0	120	0	120	0	120	0	120	0	0	600
8640	Insurance	0	0	0	0	0	2310	0	0	0	0	0	0	2310
8660	Management Fees	950	950	950	950	950	950	950	950	950	950	950	950	11400
8675	Meeting Room / SocialExp.	0	100	0	1000	0	0	0	0	0	0	0	0	1100
8661	File Storage (13-14 boxes)	32	32	32	32	32	32	32	32	32	32	32	32	384
8650	Annual Audit & Tax Prep.	0	325	0	0	0	600	0	0	0	0	0	0	925
8663	Newsletters/Mailings/Copies	40	40	175	250	45	50	50	125	50	50	50	50	975
8662	Postage	50	50	100	150	50	40	40	40	40	40	40	40	680
8665	Permits, Licences & Taxes	0	10	50	0	0	0	0	0	0	0	0	0	60
8670	Website	300	0	0	0	0	0	0	0	0	0	0	0	300
8682	Coupons	0	0	0	0	0	0	0	0	0	0	664	0	664
TOTAL OPERATING EXP.		**1672**	**1927**	**1757**	**2952**	**1527**	**4402**	**1372**	**1717**	**1522**	**1642**	**2036**	**1372**	**23898**
		5272	**5527**	**6157**	**11552**	**6627**	**9002**	**6172**	**6617**	**6422**	**11232**	**6136**	**5372**	**86088**
RESERVE EXPENSE		**350**	**350**	**350**	**350**	**350**	**350**	**350**	**350**	**350**	**350**	**350**	**350**	**4200**
TOTAL OPER. & RESERVE		**5622**	**5877**	**6507**	**11902**	**6977**	**9352**	**6522**	**6967**	**6772**	**11582**	**6486**	**5722**	**90288**
TOTAL INCOME/DEFICIT		**1902**	**1647**	**1017**	**-4378**	**547**	**-1828**	**1002**	**557**	**752**	**-4058**	**1038**	**1802**	**0**

Assumptions:

1) 168 Homeowners
2) Assessments to remain the same at $38 per mo.
3.) The reserve savings contribution stepped down from $450 per month to $350.

This proposed budget is based on historical data of actual expenditures for the past 18 mo. Increases were added to the water & to plant replacement for annual flowers in the monument planter and an expense was added for rye seed for the winter lawn.

The capital improvement expense was lowered to add for the rye seed for the winter lawn.
The Verizon Lease income was increased as we have been getting a steady increase.
The management company and the landscape company will not be taking increases in 2017.

[signature] President 9/15/16

Accepted Position Date