

**Westpoint Townhomes HOA, Inc.**  
**2012 APPROVED BUDGET**  
 January through December 2012

	Jan - Dec 12
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Income</b>	
Maintenance Fees	27,000.00
Prior Year Surplus	9,280.00
<b>Total Income</b>	36,280.00
<b>Total Income</b>	36,280.00
<b>Expense</b>	
<b>Grounds Maintenance</b>	
Backflow Prevention Tests	120.00
Fence Repairs	80.00
Irrigation Inspection/Repairs	400.00
Landscape Contractor	12,600.00
Mulch, Annuals, Fertilization	600.00
Power Washing	800.00
Tree Trimming	1,200.00
<b>Total Grounds Maintenance</b>	15,800.00
<b>Management/Administration</b>	
Annual Business Report	61.25
Bank Charges	56.00
Copies/Supplies/Travel	112.75
CPA Services	250.00
Insurance ~ General Liability	800.00
Legal & Collection Fees	2,600.00
Management Fee	4,290.00
Postage and Delivery	100.00
Unpaid Association Dues	2,700.00
<b>Total Management/Administration</b>	10,970.00
<b>Repairs</b>	200.00
<b>Utilities</b>	
Electric	1,800.00
Irrigation - Water	1,700.00
Stormwater	410.00
<b>Total Utilities</b>	3,910.00
<b>Total Expense</b>	30,880.00
<b>Net Ordinary Income</b>	5,400.00
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
<b>Reserves</b>	
Capital-Repair/Drainage Systems	1,800.00
Capital-Repair/Other Infrastruc	1,800.00
Routine-Community S/D Infrastru	1,800.00
<b>Total Reserves</b>	5,400.00
<b>Total Other Expense</b>	5,400.00
<b>Net Other Income</b>	-5,400.00
<b>Net Income</b>	0.00