

## Siena Owners Association

### 2006-2007 PROFORMA ANNUAL BUDGET

Built-Out

148 #Units	2006-2007		
	<i>Per Unit Per Month</i>	<i>Monthly Budget</i>	<i>Annual Budget</i>
<b>REVENUES</b>			
Average Members Assessments	129.40	19,151	229,807
Interest Revenues	0.00	0	0
Other Income	0.00	0	0
<b>TOTAL REVENUES</b>	<b>129.40</b>	<b>19,151</b>	<b>229,807</b>
<b>OPERATING COSTS</b>			
Corporation Franchise Taxes	0.02	3	35
Insurance Property / D&O	4.48	663	7,950
Electricity, PG&E	1.58	234	2,806
Water	8.01	1,186	14,233
Landscape Maintenance	27.39	4,054	48,648
Plant Replacement	0.75	111	1,326
Irrigation Repairs	0.75	111	1,326
Private Streets, Driveways, Parking Areas	0.95	140	1,682
Reserve Study Preparation(annual update)	1.01	150	1,800
Miscellaneous - Minor Repairs	3.00	444	5,328
Pest Control	3.00	444	5,328
Tot Lot Inspection	1.13	167	2,000
Preventative Maintenance & Inspections	5.00	740	8,880
Storm Drain Cleaning	0.84	125	1,500
Management	21.00	3,108	37,296
Accounting (bookkeeping services)	5.51	815	9,780
Legal & Professional Services	1.00	148	1,776
Accounting (CPA Services)	1.13	167	2,000
Education	1.00	148	1,776
Misc. Office Expense	5.00	740	8,880
CONTINGENCY	3.77	558	6,693
<b>SUB TOTAL-OPERATING COSTS</b>	<b>96.31</b>	<b>14,254</b>	<b>171,043</b>
<b>RESERVES</b>			
Replacement Provision	33.09	4,897	58,764
<b>SUB TOTAL-RESERVES</b>	<b>33.09</b>	<b>4,897</b>	<b>58,764</b>
<b>TOTAL BUDGET</b>	<b>129.40</b>	<b>19,151</b>	<b>229,807</b>