

Sheet10

Siena Owners Association

2007-2008 PROFORMA ANNUAL BUDGET

Built-Out

148 #Units	<i>2007-2008</i>		
	<i>Per Unit Per Month</i>	<i>Monthly Budget</i>	<i>Annual Budget</i>
REVENUES			
Average Members Assessments	129.40	19,152	229,823
Interest Revenues	0.00	0	0
Other Income	0.00	0	0
TOTAL REVENUES	129.40	19,152	229,823
OPERATING COSTS			
Corporation Franchise Taxes	0.02	3	35
Insurance Property / D&O	4.70	696	8,348
Electricity, PG&E	1.58	234	2,806
Water	8.01	1,186	14,233
Landscape Maintenance	14.00	2,072	24,864
Plant Replacement	6.68	989	11,864
Irrigation Repairs	1.87	277	3,326
Private Streets, Driveways, Parking Areas	2.25	333	4,000
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)	5.75	851	10,212
Legal & Professional Services	1.97	292	3,500
Accounting (CPA Services)	1.13	167	2,000
Education	0.44	65	776
Management Misc. Office Expense	3.00	444	5,328
Bookkeeping Misc. Office Expense	2.00	296	3,552
Contingency	7.93	1,173	14,079
SUB TOTAL-OPERATING COSTS	96.31	14,255	171,055
RESERVES			
Replacement Provision	33.09	4,897	58,768
SUB TOTAL-RESERVES	33.09	4,897	58,768
TOTAL BUDGET	129.40	19,152	229,823