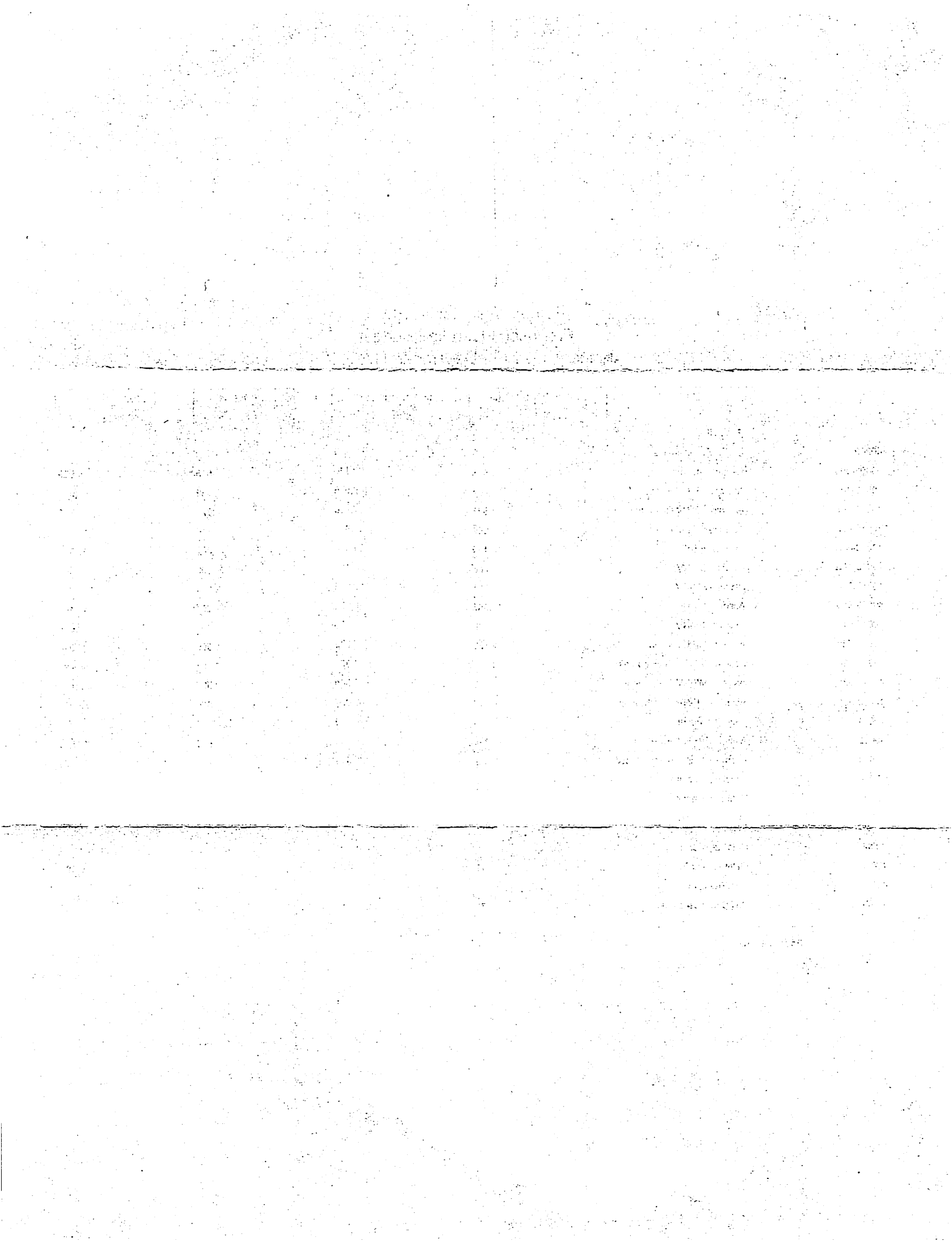


Pointe West Master POA  
Proposed Operating Budget  
January 1, 2015 - December 31, 2015

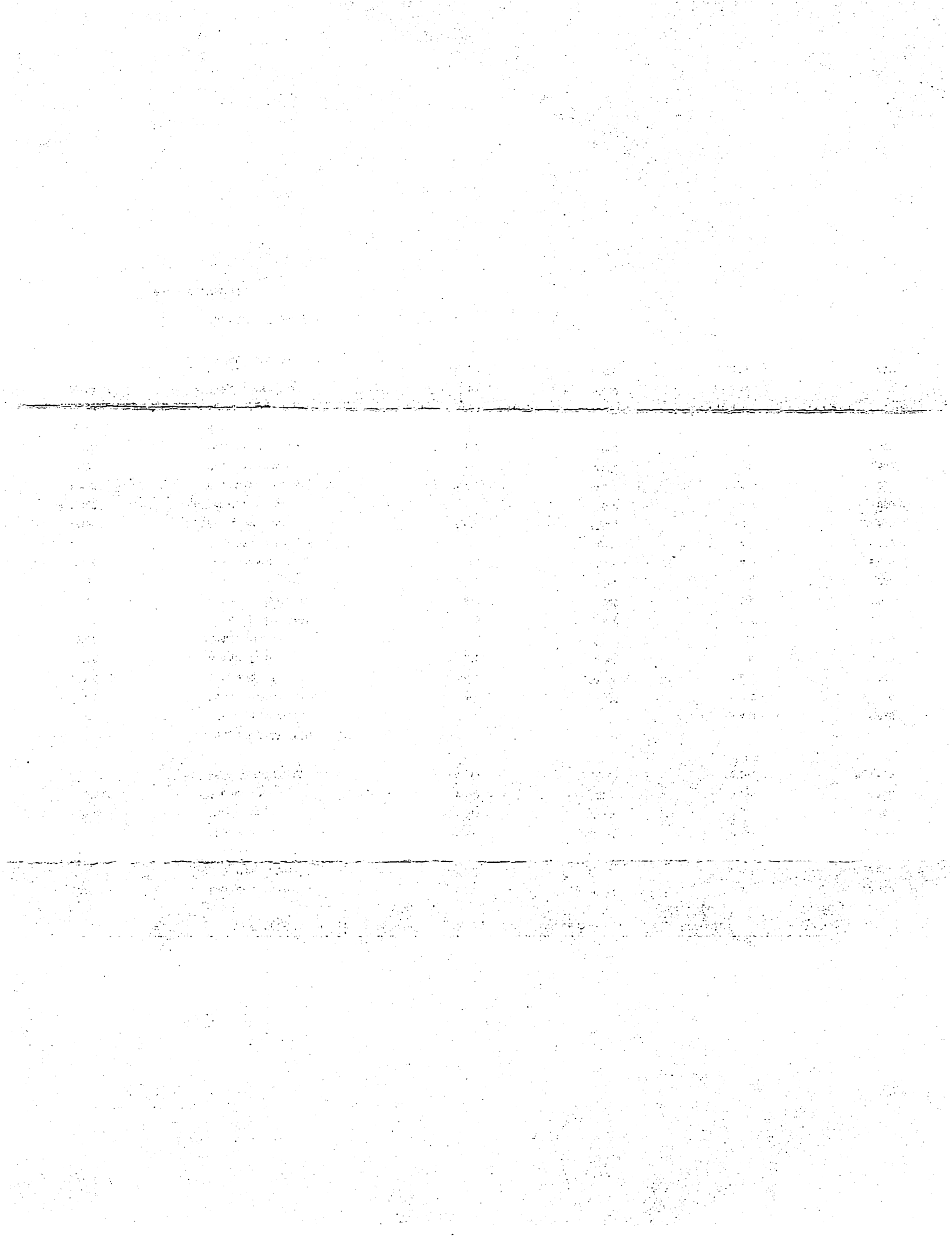
GL CODE	DESCRIPTION	2014 PREVIOUS YEAR BUDGET MONTHLY	2014 PREVIOUS YEAR BUDGET ANNUAL	2015 PROPOSED BUDGET MONTHLY	2015 PROPOSED BUDGET ANNUAL
	REVENUE				
40000	Owner Assessments	0	0	0	0
40002-00	Reserve Income-	1,848	22,176	1,555	18,659
40010-40a	Assmts- SF-CV Villas	12,465	149,576	12,832	153,989
40010-40b	Assmts- SF-NV Retirement	4,827	57,928	4,824	57,893
40010-40c	Assmts- SF-Polo Club	994	11,931	944	11,322
40010-40d	Assmts- SF-SV	10,159	121,910	11,082	132,981
40010-40e	Assmts- SF-NV	288	3,459	292	3,500
40010-51a	Assmts- Lot-CV	13,321	159,852	13,321	159,852
40010-51b	Assmts- Lot-SV	10,857	130,284	11,704	140,448
40010-51c	Assmts- Lot-NV	308	3,696	308	3,696
40010-52a	Assmts- MF-CV Villas	2,162	25,938	1,909	22,910
40010-52b	Assmts- MF-CV Townhomes	3,747	44,959	3,791	45,493
40010-52c	Assmts- MF-NV Retirement	3,530	42,365	3,537	42,449
40010-52d	Assmts- MF-NV Townhomes	6,917	83,001	6,999	83,988
40011	Late Fee Income	0	0	0	0
40012	Assmts EVSF- New Phase	2,234	26,803	3,572	42,869
40013	Assmts Lot EVSF-New Phase	2,387	28,644	3,773	45,276
40014	Legal Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Application/Doc/Estoppel Fees	208	2,500	208	2,500
40060	Gate/Key Cards	0	0	0	0
40075	Maintenance Revenue	417	5,000	417	5,000
40078	Late Fee Interest	0	0	0	0
40079	Golf Club Assessment	72	864	73	875



GL CODE	DESCRIPTION	2014 PREVIOUS YEAR BUDGET MONTHLY	2014 PREVIOUS YEAR BUDGET ANNUAL	2015 PROPOSED BUDGET MONTHLY	2015 PROPOSED BUDGET ANNUAL
40081	Reserve Interest	0	0	0	0
40083	Bank Interest	0	0	0	0
40090	PW Medical Building	144	1,729	146	1,749
40091-00	Miscellaneous Income-	0	0	0	0
40115-00	Administrative Fee-	1,100	13,200	1,400	16,800
41000	Rental Income	0	0	0	0
	<b>**TOTAL REVENUE</b>	<b>77,985</b>	<b>935,815</b>	<b>82,687</b>	<b>992,249</b>
	<b>EXPENSES</b>				
	<b>**ADMINISTRATIVE</b>				
50008	Accounting Services	392	4,700	392	4,700
50012-00	Uncollected Funds-	1,250	15,000	1,250	15,000
50015	Bank Charges	0	0	0	0
50021	Rental Unit Expenses	0	0	0	0
50045-00	Legal Fees-	1,250	15,000	833	10,000
50053	Corporate Filing Fee	05	62	05	62
50074	Office Rental	1,300	15,600	1,665	19,980
50075	Office Supplies	100	1,200	250	3,000
50080	Postage	117	1,400	167	2,000
50085	Copies & Supplies	417	5,000	417	5,000
50128	Mileage	500	6,000	667	8,000
50130	Maintenance Fee Exp	0	0	0	0
	<b>**TOTAL ADMINISTRATIVE</b>	<b>5,331</b>	<b>63,962</b>	<b>5,645</b>	<b>67,742</b>
	<b>**PROPERTY INSURANCE</b>				
52030	Hazard Insurance	1,250	15,000	1,417	17,000
52035	Directors & Officers	217	2,600	233	2,800
	<b>**TOTAL PROPERTY INSURANCE</b>	<b>1,467</b>	<b>17,600</b>	<b>1,650</b>	<b>19,800</b>
	<b>**UTILITIES</b>				

GL CODE	DESCRIPTION	2014 PREVIOUS YEAR BUDGET MONTHLY	2014 PREVIOUS YEAR BUDGET ANNUAL	2015 PROPOSED BUDGET MONTHLY	2015 PROPOSED BUDGET ANNUAL
54000	Electric Office	342	4,100	450	5,400
54050-05	Electric- Pool	292	3,500	333	4,000
54050-09	Electric- Street Lights	3,800	45,600	4,000	48,000
54050-18	Electric- Irrigation	75	900	75	900
54050-18b	Electric- Irrigation 1505	17	200	17	200
54050-18c	Electric- Irrigation S Village	50	600	50	600
54050-28	Electric- Pumps	842	10,100	917	11,000
54050-47	Electric- Cabana	200	2,400	200	2,400
54050-47a	Electric- S Village Cabana	267	3,200	267	3,200
54050-51	Electric- Bathhouse	29	350	25	300
54050-56	Electric- Gazebo	48	575	48	575
54050-72	Electric- Temp Polo	225	2,700	125	1,500
54070-05	Water & Sewer- Cabana	0	0	42	500
54070-07a	Water & Sewer- Bathhouse 3010	42	500	42	500
54070-07b	Water & Sewer- Bathhouse 3030	42	500	42	500
54070-10	Water & Sewer- Admin Bldg	0	0	15	180
54070-41a	Water & Sewer- Restroom 3020	42	500	42	500
54071-05	Water- Pool refill- Pool	50	600	50	600
54076	Pool Heating	1,000	12,000	1,250	15,000
54077-00	Water-Polo Field-	13	150	13	150
54095	Trash	50	600	90	1,080
54100-00	Telephone-	150	1,800	150	1,800
54100-06	Telephone- Community Center	325	3,900	500	6,000
	<b>**TOTAL UTILITIES</b>	<b>7,901</b>	<b>94,775</b>	<b>8,740</b>	<b>104,885</b>
	<b>**CONTRACTS</b>				
60083	Internet Svc/Support	200	2,400	0	0
60085	Aquatic Services	1,055	12,660	1,083	13,000

GL CODE	DESCRIPTION	2014 PREVIOUS YEAR BUDGET MONTHLY	2014 PREVIOUS YEAR BUDGET ANNUAL	2015 PROPOSED BUDGET MONTHLY	2015 PROPOSED BUDGET ANNUAL
60092	Lawn Service Common	6,667	80,000	6,667	80,000
60093	Lawn Contract Lots	21,289	255,468	23,058	276,696
61000	Management Services	7,718	92,616	7,718	92,816
61006	Maintenance Staff	10,000	120,000	10,833	130,000
61020	Pool Service	1,117	13,400	1,117	13,400
61045-00	Security Staff-	2,167	26,000	1,725	20,700
	<b>**TOTAL CONTRACTS</b>	<b>50,213</b>	<b>602,544</b>	<b>52,201</b>	<b>626,412</b>
	<b>**REPAIRS/MAINTENANCE</b>				
70032	R&M-Common Area	0	0	494	5,925
70042	Event Field Maintenance	400	4,800	0	0
70060	General Rprs & Maint	1,667	20,000	1,667	20,000
70068	Sprinkler Parts	292	3,500	292	3,500
70069	Sprinkler Repairs	83	1,000	167	2,000
70095	Fountain Leasing/R&M	75	900	250	3,000
70100	Pool Repairs & Permits	417	5,000	500	6,000
70132	Pest Control	83	1,000	100	1,200
70138	Tree Trimming	250	3,000	417	5,000
70139	Plant & Shrub Repl-Common	167	2,000	417	5,000
70160	Fertilization - Lots	5,584	67,008	6,048	72,576
70167	Sod Replacement	167	2,000	167	2,000
70168	Fertilization - Common	1,188	14,250	1,188	14,250
70174	Pressure Cleaning	167	2,000	208	2,500
70179	Mulch Rplmt Common	167	2,000	417	5,000
70191	Supplies/Janitorial	42	500	0	0
70193	Building Maintenance	400	4,800	400	4,800
70194	Bridge Maintenance	83	1,000	167	2,000
	<b>**TOTAL REPAIRS/MAINTENANCE</b>	<b>11,232</b>	<b>134,758</b>	<b>12,896</b>	<b>154,751</b>
	<b>**RESERVE TRANSFERS</b>				



Pointe West Master POA  
 Straight Line Reserve Analysis Worksheet  
 January 1, 2015 - December 31, 2015

GL CODE	DESCRIPTION	COST OF REPL	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE(YEARS)	ACCUMULATED BALANCE Thru SEPTEMBER	ADDITIONAL RESERVES THR THE END OF THE YEAR	TOTAL RESERVES THR THE END OF THE YEAR	EST EXPENSES THR THE END OF THE YEAR	BALANCE TO BE FUNDED	ANNUAL CONTRIBUTION	MONTHLY CONTRIBUTION	FUNDING PERCENTAGE
30000-186b	Gazebo	\$28,716	25	16	\$28,716	\$0	\$28,716	\$0	\$0	\$0	\$0	100
30000-118	Disaster Recovery	\$15,028	0	0	\$15,028	\$0	\$15,028	\$0	\$0	\$0	\$0	100
30000-110	Interest	\$0	0	0	\$5,052	\$0	\$5,052	\$0	(\$5,052)	\$0	\$0	100
30000-77	Entrance Way	\$18,000	15	7	\$16,163	\$262	\$16,425	\$0	\$1,575	\$225	\$19	100
30000-50	Paving	\$709,259	30	21	\$256,318	\$110,805	\$367,123	\$0	\$342,136	\$16,292	\$1,358	100
30000-45	Pool	\$67,200	15	8	\$49,543	\$515	\$50,058	\$0	\$17,142	\$2,142	\$179	100
	<b>Totals</b>	<b>\$838,203</b>			<b>\$370,820</b>	<b>\$111,582</b>	<b>\$482,402</b>	<b>\$0</b>	<b>\$355,801</b>	<b>\$18,659</b>	<b>\$1,556</b>	

		2015 Budget	Units	Annual Assessment	Quarterly Assessment
	<b>INCOME</b>				
	<b>ASSESSMENTS - MULTI-FAMILY</b>				
CV	ASSESSMENT CV VILLAS	26,946	60	\$ 449.10	\$ 112.27
CVT	ASSESSMENT CV TOWNHOMES	46,706	52	\$ 898.20	\$ 224.55
ACLF	ASSESSMENT NV MF RETIREMENT	44,012	98	\$ 449.10	\$ 112.27
NV	ASSESSMENT NV TOWNHOMES	86,227	96	\$ 898.20	\$ 224.55
	<b>TOTAL ASSESSMENTS-MULTI FAMILY</b>	<b>203,890</b>			
	<b>ASSESSMENTS - SINGLE FAMILY</b>				
CVSF	ASSESSMENT CV SINGLE FAMILY	155,388	173	\$ 898.20	\$ 224.55
ACLF	ASSESSMENT NV SF RETIREMENT	60,179	67	\$ 898.20	\$ 224.55
POLO	ASSESSMENT POLO CLUB	12,395	46	\$ 269.46	\$ 67.36
SV	ASSESSMENT SV SINGLE FAMILY	136,526	152	\$ 898.20	\$ 224.55
NV-LM	ASSESSMENT NV SINGLE FAMILY	3,593	4	\$ 898.20	\$ 224.55
EVSF	ASSESSMENT EV SINGLE FAMILY	44,012	49	\$ 898.20	\$ 224.55
	<b>TOTAL ASSESSMENTS-SINGLE FAMILY</b>	<b>412,092</b>			
CVSF	LOT MAINTENANCE ASSESSMENT - CV	159,852	173	\$ 924.00	\$ 231.00
SV	LOT MAINTENANCE ASSESSMENT - SV	140,448	152	\$ 924.00	\$ 231.00
NV-LM	LOT MAINTENANCE ASSESSMENT - NV	3,696	4	\$ 924.00	\$ 231.00
EVSF	LOT MAINTENANCE ASSESSMENT - EV	45,276	49	\$ 924.00	\$ 231.00
	<b>TOTAL LOT MAINTENANCE ASSESSMENTS</b>	<b>349,272</b>			

