

KIPLING SUN TOWNHOMES, INC.

2011 RESERVE FUND BUDGET WORKSHEET

	2009	Budget	Act>June	Annualized	Adj&Reclas	Est Actual	2011		Per CARF
	Audit/Fin.						Prop Budget		Analysis
FUND REVENUES:									
Transfer from Op Fund	\$ 73,371	\$ 76,251					\$ 83,520		
New Owner Xfer fee	\$ 4,200	\$ 4,000					\$ 4,000		
Interest Earnings	\$ 3,085	\$ 3,009					\$ 3,000		
FUND REVENUES:	\$ 80,656	\$ 83,260	\$ -	\$ -	\$ -	\$ -	\$ 90,520		
FUND EXPENSES:									
Grading and Drainage	\$ -	\$ 5,247	\$ -	\$ -		\$ 5,247	\$ 2,000	Cite Request	\$ 2,000
Infrastructure, sewer, water, walls	\$ -	\$ -	\$ -	\$ -			\$ -		
Concrete and Asphalt	\$ 19,652	\$ 4,000	\$ 19,652	\$ 39,304		\$ 19,652	\$ 16,500	Est Actual	\$ 15,450
Entrance Sign	\$ -	\$ -	\$ -	\$ -			\$ -		\$ 5,150
Timber Retaining Walls	\$ -	\$ -	\$ -	\$ -			\$ -		\$ 1,288
Wood Fencing	\$ 4,360	\$ 17,082	\$ 4,360	\$ 8,720		\$ 4,360	\$ -		
Misc Signage	\$ -	\$ 1,000	\$ -	\$ -			\$ -		
Irrig Sys Repair/Replacement	\$ -	\$ -	\$ 2,400	\$ 4,800		\$ 4,800	\$ 4,000		\$ 2,575
Tree Trimming < 10'	\$ -	\$ 2,000	\$ -	\$ -			\$ -		
Landscape Improvements	\$ 7,361	\$ 2,000	\$ 7,362	\$ 14,724		\$ 10,000	\$ 6,000	Estimate	
Siding and Trim Painting	\$ 21,119	\$ 18,970	\$ 21,119	\$ 42,238		\$ 21,119	\$ 18,737	Contract	\$ 21,650
Siding and Trim Repair	\$ 1,579	\$ 2,941	\$ 1,579	\$ 3,158		\$ 1,579	\$ 3,000	Experience	<i>Incl above</i>
Brick Veneer	\$ -	\$ -	\$ -	\$ -			\$ -		
Wood stairs entry replacements	\$ 3,389	\$ 531	\$ 3,389	\$ 6,778		\$ 7,389	\$ 4,000	Est 1 unit	
Roof Shingles	\$ -	\$ -	\$ -	\$ -			\$ -		
Gutter, downspouts & extensions	\$ -	\$ 1,271	\$ -	\$ -			\$ -		
Chimney Caps	\$ -	\$ -	\$ -	\$ -			\$ -		
FUND EXPENSES:	\$ 57,460	\$ 55,042	\$ 59,861	\$ 119,722		\$ 74,146	\$ 54,237		
Excess Rev over Exp	\$ 23,196	\$ 28,218	\$ (59,861)	\$ (119,722)	\$ -	\$ (74,146)	\$ 36,283		