

KIPLING SUN TOWNHOMES, INC.											
2012 RESERVE FUND BUDGET WORKSHEET											
		2010	Budget	Act>June	Annualized	Adj&Reclas	Est Actual	2012			
		Audit/Fin.						Prop Budget			
FUND REVENUES:											
Transfer from Op Fund		\$ 76,251	\$ 83,520	\$ 41,760	\$ 83,520		\$ 83,520	\$ 95,040			
New Owner Xfer fee		\$ 3,150	\$ 4,000	\$ 603	\$ 1,206		\$ 1,800	\$ 1,800			
Interest Earnings		\$ 143	\$ 3,000	\$ 2,000	\$ 4,000		\$ 4,000	\$ 4,000			
FUND REVENUES:		\$ 79,544	\$ 90,520	\$ 44,363	\$ 88,726	\$ -	\$ 89,320	\$ 100,840			
FUND EXPENSES:											
Grading and Drainage		\$ 8,390	\$ 2,000	\$ 1,341	\$ 2,682	\$ 7,653	\$ 11,345	\$ 7,000			
Infrastructure, sewer, water, walls		\$ -	\$ -	\$ -	\$ -						
Concrete and Asphalt		\$ 21,860	\$ 16,500	\$ -	\$ -		\$ 16,000	\$ 18,831	Est Actual		
Entrance Sign		\$ -	\$ -	\$ -	\$ -						
Timber Retaining Walls		\$ -	\$ -	\$ -	\$ -			\$ -			
Wood Fencing		\$ 3,450	\$ -	\$ -	\$ -		\$ 4,360	\$ 400			
Misc Signage		\$ -	\$ -	\$ -	\$ -						
Irrig Sys Repair/Replacement		\$ 1,800	\$ 4,000	\$ -	\$ -		\$ 2,500				
Tree Trimming < 10'		\$ 2,250	\$ -	\$ -	\$ -						
Landscape Improvements		\$ 1,860	\$ 6,000	\$ -	\$ -		\$ 7,000	\$ 10,000	Estimate		
Siding and Trim Painting		\$ 18,590	\$ 18,737	\$ 18,167	\$ 36,334		\$ 18,167	\$ 18,576	Contract		
Siding and Trim Repair		\$ 1,187	\$ 3,000	\$ 4,018	\$ 8,036		\$ 4,018	\$ 3,000	Experience		
Brick Veneer		\$ -	\$ -	\$ -	\$ -						
Wood stairs entry replacements		\$ 3,884	\$ 4,000	\$ -	\$ -		\$ -	\$ 4,000	Est 1 unit		
Roof Shingles		\$ -	\$ -		\$ -						
Gutter, downspouts & extensions		\$ -	\$ -		\$ -			\$ 500			
Chimney Caps		\$ -	\$ -								
Reserve Study		\$ 1,000									
FUND EXPENSES:		\$ 64,271	\$ 54,237	\$ 23,526	\$ 47,052	\$ 7,653	\$ 63,390	\$ 62,307			
Excess Rev over Exp		\$ 15,273	\$ 36,283	\$ 20,837	\$ 41,674	\$ (7,653)	\$ 25,930	\$ 38,533			