

Los Verdes Park, Unit One  
Homeowners Association, Inc.  
92 Los Verdes Dr.  
San Luis Obispo, CA 93401

To: Off-Site Homeowners

The attached are the year-end reports for 2007. If you are an off-site homeowner, this is the only report you will receive until reports come out for the year-end 2008, unless you subscribe to the monthly reports. As all of you are aware, off-site homeowners must pay a \$36.00 annual fee to cover the cost of printing and mailing the reports each month. It is in your best interests to know what goes on each month, such as possible rule changes coming up, or possible fee changes, and why. We feel it is to your benefit as a homeowner to receive the reports. If you would like to be put on the mailing list for this service please make out your check for \$36.00 to Homeowners' Association LVP #1 and mail it to our office. In the memo section of your check, or with a note, mark it for monthly news letters and financial statements.

To assure that you will receive the January statement, we must receive your check by February 10, 2008

Thank you,

Board Of Directors

Los Verdes Park Unit One Homeowners' Association

LOS VERDES PARK UNIT ONE HOA, INC.  
 BUDGET FOR 2007  
 BASED ON MONTHLY ASSOCIATION DUES OF \$300 PER UNIT

Ordinary Income/Expense (Unrestricted)

Income

4000 Unrestricted Funds

4000 Homeowner's dues – unrestricted portion	\$ 215,440
4005 Recreation income	
4010 Interest income	
4020 Late charges and penalties	
4050 Other income	
4060 Special assessment income	
4410 Purchase discounts	

Total 4000 Unrestricted Funds \$ 215,440

4500 Restricted Funds

4500 Homeowner's dues – restricted portion	\$ 112,160
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Total 4500 Restricted Funds \$ 112,160

Total income \$ 327,600

Expense

5000 Program A

5000 Administration	\$ 19,500
5001 Bookkeeping	3,600
5002 Legal & Accounting	3,000
5003 Fire & Liability Insurance	19,000
5004 Other expenses	750
5005 Telephone	750
5006 Postage & delivery	400
5007 Directors & officers insurance (included in 5003)	-0-
5008 Printing & copies	1,000
5011 Income Taxes	1,400

Total 5000 Program A \$ 49,400

5100 Program B

5101 Wages	\$ 24,000
5102 Worker's Compensation Insurance	3,100
5103 Payroll Taxes	5,450
5105 Natural gas	6,500
5110 Water & sewer	15,000
5115 Sanitation	700
5120 Electricity	7,000
5130 Street lights & mail boxes	500
5135 Roof repair	2,000
5140 Security	5,400
5141 Surveillance Security	100
5145 R & M – Labor	-0-
5150 R & M – Materials	1,500
5155 Streets & curbs	600
5160 Other Comm. Expenses	500
5165 Vehicle	1,200
5170 Suspense account	-0-

Total 5100 Program B \$ 73,550

5200 Program C

5210 Materials (new landscaping)	\$ 350
5215 Maintenance & repair supplies	1,000
5220 Sprinkler labor	2,000
5225 Sprinkler materials	1,000
5235 Labor (new landscaping)	800
5240 Contract labor	79,104
5245 Tree trimming	2,000

Total 5200 Program C \$ 86,254

5300 Program D

5310 Jacuzzi labor	\$ 250
5315 Jacuzzi materials	500
5325 R & M labor	300
5330 R & M materials	400
5335 Sauna	100
5355 Pool – R & M labor	500
5360 Pool – R & M materials	1,000
5375 Other recreation area expense	400
5380 Contract labor	2,700

Total 5300 Program D	\$ <u>6,150</u>
Total ordinary expense	\$ <u>215,354</u>
Net ordinary income	\$ 86
Other Income/Expense (Restricted)	
Expense	
6200 Reserve - Streets	\$ 20,000
6220 Reserve - Driveways	9,900
6300 Reserve - Roofs	63,760
6475 Reserve - Irrigation	5,000
6800 Reserve – Structural	13,500
Total other expenses	\$ <u>112,160</u>
Net other income	-0-
Net income	\$ <u>86</u>