

Woodside Association Inc. 2011-2012 Pro Forma Budget	2011-2012 Avg Per Unit Per Month	2011-2012 Annual Budget	2010-2011 Avg Per Unit Per Month	2010-2011 Annual Budget
725 Units				
Revenue				
Homeowner Assessment	358.20	3,116,348	358.20	3,116,348
Special Assessment	0.00	0	17.82	155,000
Other Income	21.16	184,049	21.52	187,199
Total Revenue	379.36	3,300,397	397.53	3,458,547
Expenses				
Operating				
General & Administrative	40.97	356,480	38.43	334,301
Income Producing Expenses	13.72	119,329	13.89	120,829
Utilities	68.55	596,377	67.59	588,001
Building & Maintenance	38.58	335,674	61.90	538,518
Landscaping	40.78	354,770	40.87	355,560
Grounds Patrol/Security	19.17	166,818	20.24	176,131
Pools & Spas	7.41	64,500	6.63	57,700
Subtotal	229.19	1,993,948	249.54	2,171,040
Professional Services				
Accounting & Tax Preparation	1.03	9,000	1.03	9,000
Legal Services	8.05	70,000	8.05	70,000
Reserve Study	0.07	600	0.28	2,400
Subtotal	9.15	79,600	9.36	81,400
Insurance & Taxes				
Liability Insurance	13.74	119,565	19.22	167,222
Flood Insurance	21.27	185,084	19.78	172,085
Taxes	0.60	5,200	0.32	2,800
Subtotal	35.61	309,849	39.32	342,107
TOTAL OPERATING EXPENSES	273.95	2,383,397	298.22	2,594,547
Reserves				
Reserve Assessment	0.00	0	17.82	155,000
Reserve Interest	1.38	12,000	1.03	9,000
Reserve Funding	104.02	905,000	80.46	700,000
Reserve Repayment - Prior Borrowing	0.00	0	0.00	0
TOTAL RESERVES	105.40	917,000	99.31	864,000
TOTAL ESTIMATED EXPENSES	379.36	3,300,397	397.53	3,458,547

California Member Summary

Prepared for the 2011/2012 Fiscal Year
Woodside Association, Inc.

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	2011/2012 Line Item Contribution based on Cash Flow Method
01000 - Paving	977,081	1-25	0-24	548,854	547,495	118,532
02000 - Concrete	123,564	1-1	0-1	119,564	8,200	5,290
03000 - Painting: Exterior	599,844	1-6	0-6	200,839	292,344	152,459
04000 - Structural Repairs	2,313,143	1-25	0-18	1,451,616	1,342,860	237,977
05000 - Roofing	2,644,320	1-30	0-24	1,537,698	1,465,997	219,157
08000 - Rehab	105,864	1-10	0-5	82,722	59,239	13,445
11000 - Gate Equipment	74,575	4-10	3-6	42,153	53,464	13,991
12000 - Pool	194,939	3-12	0-10	110,026	95,982	27,790
13000 - Spa	34,941	1-10	0-8	14,211	19,298	7,566
14000 - Recreation	51,180	5-20	1-2	38,294	46,183	9,148
17000 - Tennis Court	67,861	1-20	0-19	6,174	11,916	9,915
18000 - Landscaping	21,000	10-10	1-3	17,850	20,449	2,812
19000 - Fencing	238,646	1-18	0-10	178,865	121,601	21,705
20000 - Lighting	11,458	1-1	0-1	8,383	6,304	4,067
22000 - Office Equipment	12,770	2-15	1-1	11,074	13,089	2,244
23000 - Mechanical Equipment	352,616	1-20	0-14	261,474	269,182	41,976
24000 - Furnishings	37,900	10-10	5-5	18,950	23,309	5,533
25000 - Flooring	19,530	7-20	1-3	17,679	19,342	1,597
30000 - Miscellaneous	11,778	1-15	0-1	8,706	12,072	4,064
32000 - Undesignated	13,000	3-3	1-1	8,667	13,325	5,732
Totals	\$7,906,008			\$4,683,795	\$4,441,650	\$905,000
Estimated Ending Balance				\$1,010,024	\$789,601	\$104.02
Percent Funded				21.6%	17.8%	/Unit/month @ 725

**California Assessment and Reserve Funding Disclosure For
the Fiscal Year Ending 2011/2012**

(1) The current regular assessment per ownership interest per month varies by size or type of ownership interest for the fiscal year beginning July 1, 2011.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page 1 of the attached summary.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page 1 of the attached report.

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes No

This disclosure has been prepared by Browning Reserve Group and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

(5) All major components are included in the reserve study and are included in its calculations. See next page §1365(a)(3)(A), for any major component exclusions.

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 1365.2.5, the estimated amount required in the reserve fund at the end of the current fiscal year is \$4,683,795, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of May, 2011. The projected reserve fund cash balance at the end of the current fiscal year is \$1,010,024 resulting in reserves being 21.6% percent funded at this date. Civil code section 1365.2.5(b)(4) does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

California Assessment and Reserve Funding Disclosure For the Fiscal Year Ending 2011/2012

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 1365.2.5 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2011/12	\$4,441,650	\$789,601	17.8%
2012/13	\$4,076,305	\$1,024,684	25.1%
2013/14	\$4,170,943	\$987,677	23.7%
2014/15	\$4,009,338	\$1,152,954	28.8%
2015/16	\$4,076,511	\$1,086,861	26.7%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.5% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.5% per year.

Additional Disclosures

§1365(a)(2)(D) The current deficiency in reserve funding as of June 30, 2012 is \$5,037 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

$$\text{Deficiency} = \frac{2011/2012 \text{ Fully Funded Balance} - 2011/2012 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§1365(a)(3)(A) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years.

Major Component:	Justification for Deferral:
N/A	N/A

§1365(a)(3)(B) The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.