

Heritage Oak Park Villas 1			2010 Budget			Units:		
								180
	9 Months Expense Actual	Year End Projection	2009 Annual	2010 Annual	Per Month/ALL	Per Unit/Quarter	Per Unit/Month	
<b>INCOME</b>	220,933.59	291,670.95	335,523.52	338,403.00	28,200.25	470.00	156.67	
<b>Assessment Income</b>								
<b>Administrative</b>								
Common Assessment/Master	21,060.00	28,080.00	28,080.00	30,348.00	2,529.00	42.15	14.05	
Bookkeeping	6,441.03	8,588.04	8,588.00	8,846.00	737.17	12.29	4.10	
Bank Charges/Coupon Books	845.50	845.50	855.00	855.00	71.25	1.19	0.40	
Office Expense (General)	117.94	157.25	400.00	300.00	25.00	0.42	0.14	
Postage	57.98	77.31	250.00	150.00	12.50	0.21	0.07	
<b>Maintenance</b>								
Grounds-Contract	53,041.50	70,722.00	71,069.72	71,781.00	5,981.75	99.70	33.23	
Grounds-Landscaping	3,376.00	4,501.33	12,000.00	5,000.00	416.67	6.94	2.31	
Tree Trimming	1,250.00	1,666.67	7,500.00	3,000.00	250.00	4.17	1.39	
Pest Control	6,075.00	8,100.00	8,100.00	8,100.00	675.00	11.25	3.75	
Termite Stations	2,250.00	2,250.00	2,250.00	2,250.00	187.50	3.13	1.04	
Repairs & Maintenance	1,566.46	2,088.61	15,000.00	9,385.00	782.08	13.03	4.34	
Gutter Cleaning	77.03	102.71	5,000.00	5,000.00	416.67	6.94	2.31	
Roof Maintenance Program	9,805.00	13,073.33	25,000.00	25,000.00	2,083.33	34.72	11.57	
Gable Maintenance	5,626.00	5,626.00	4,800.00	4,795.00	399.58	6.66	2.22	
<b>Miscellaneous</b>								
Miscellaneous	107.55	143.40	982.00	973.00	81.08	1.35	0.45	
Bad Debt Allowance				7,100.00	591.67	9.86	3.29	
<b>Total Operating Expense</b>	111,696.99	146,022.15	189,874.72	182,883.00	15,240.25	254.00	84.67	
<b>Reserves</b>	109,236.60	145,648.80	145,648.80	155,520.00	12,960.00	216.00	72.00	
paint at 100%, roofs at 100%								
<b>Total Expenses</b>	220,933.59	291,670.95	335,523.52	338,403.00	28,200.25	470.00	156.67	
<b>Estimated year end equity</b>	<b>114,424.12</b>							

Heritage Oak Park Community Association  
 Villas I  
 2010 Reserve Schedule

RESERVE ACCOUNT	2009 Replacement	2010**	Est.Balance 12/31/2009	Est.Balance Needed	Est.Expected Life	Est. Years Remaining	2010 Contribution	Monthly
Roof	472,680.00	486,860.40	145,400.00	341,460.40	20	12	28,455.03	2371.25
Painting	162,225.00	167,091.75	55,900.00	111,191.75	8	3	37,063.92	3088.66
Porch Posts	0.00		5,050.00					
RESERVE TOTAL	634,905.00	653,952.15	206,350.00	452,652.15			65,518.95	5459.91

\*\*2010 - added 3% for cost of inflation

5050-001	Bookkeeping	Assumes a 3% incre
5300-001	Bank Charges/Coupon Books	
5330-001	Office Expense (General)	
5331-001	Postage	
5605-001	Grounds-Contract	
5620-001	Grounds-Landscaping	
5645-001	Tree Trimming	
5755-001	Pest Control	
5760-001	Termite Stations	
5900-001	Repairs & Maintenance	
5975-001	Gutter Cleaning	
5980-001	Roof Maintenance Program	
5985-001	Gable Maintenance	
7500-001	Miscellaneous	
	Bad debt allowance	Based on current f
8000-001	Reserves	

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foreclosures.