

Heritage Oak Park Villas 2			2010 Budget					
						Units:		80
	9 Months Expense	Year End	2009	2010	Per	Per	Per	
	Actual	Projection	Annual	Annual	Month/ALL	Unit/Quarter	Unit/Month	
INCOME	92,716.48	123,161.97	126,399.21	117,120.76	9,760.06	366.00	122.00	
Assessment Income								
Administrative								
Common Assessment / Master	9,360.00	12,480.00	12,480.00	13,488.00	1,124.00	42.15	14.05	
Bookkeeping	2,803.23	3,737.64	3,737.67	3,849.76	320.81	12.03	4.01	
Bank Charges/Coupon Books	380.00	380.00	380.00	380.00	31.67	1.19	0.40	
Office Expense (General)	54.98	73.31	200.00	200.00	16.67	0.63	0.21	
Postage	22.42	29.89	100.00	100.00	8.33	0.31	0.10	
Maintenance								
Grounds	23,557.50	31,410.00	31,586.54	31,880.00	2,656.67	99.63	33.21	
Grounds-Landscaping	2,085.00	2,780.00	3,600.00	3,300.00	275.00	10.31	3.44	
Tree Trimming	700.00	933.33	2,000.00	1,500.00	125.00	4.69	1.56	
Pest Control	2,700.00	3,600.00	3,600.00	3,600.00	300.00	11.25	3.75	
Termite Stations	1,000.00	1,000.00	1,000.00	1,000.00	83.33	3.13	1.04	
Repairs & Maintenance	0.00	0.00	4,000.00	2,564.00	213.67	8.01	2.67	
Gutter Cleaning	331.80	442.40	1,000.00	1,300.00	108.33	4.06	1.35	
Roof Maintenance Program	7,930.00	10,573.33	4,000.00	2,000.00	166.67	6.25	2.08	
Gable Maintenance	0.00	0.00	1,000.00	189.00	15.75	0.59	0.20	
Miscellaneous								
Miscellaneous	31.55	42.07	2,035.00	890.00	74.17	2.78	0.93	
Total Operating Expense								
	50,956.48	67,481.97	70,719.21	66,240.76	5,520.06	207.00	69.00	
Reserves								
paint and roof reserves at 100%	41,760.00	55,680.00	55,680.00	50,880.00	4,240.00	159.00	53.00	
Total Expenses								
	92,716.48	123,161.97	126,399.21	117,120.76	9,760.06	366.00	122.00	
Estimated year end equity								
	36,141.91							

Heritage Oak Park Community Association
 Villas II
 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	210,080.00	216,382.40	75,060.00	141,322.40	20	13	10,870.95	905.91
Painting	72,100.00	74,263.00	27,770.00	46,493.00	8	1	46,493.00	3874.42
Porch Posts	0		3,325.00					
RESERVE TOTAL	282,180.00	290,645.40	106,155.00	187,815.40			57,363.95	4780.33

**2010 - added 3% for cost of inflation

5050-002	Bookkeeping
5300-002	Bank Charges/Coupon Books
5330-002	Office Expense (General)
5331-002	Postage
5605-002	Grounds
5620-002	Grounds-Plant Replacement
5645-002	Tree Trimming
5755-002	Pest Control
5760-002	Termite Stations
5900-002	Repairs & Maintenance
5975-002	Gutter Cleaning
5980-002	Roof Maintenance Program
5985-002	Gable Maintenance
7500-002	Contingency
8000-002	Reserves