

Heritage Oak Park Villas 3			2010 Budget				
					Units:		116
	9 Months Expense	Year End	2009	2010	Per	Per	Per
	Actual	Projection	Annual	Annual	Month/ALL	Unit/Quarter	Unit/Month
INCOME	118,653.44	159,277.59	180,498.10	182,349.80	15,195.82	393.00	131.00
Assessment Income							
Administrative							
Common Assessment / Master	13,572.00	18,096.00	18,096.00	19,557.60	1,629.80	42.15	14.05
Bookkeeping Services	4,064.76	5,419.68	5,419.62	5,582.20	465.18	12.03	4.01
Bank Charges/Coupon Books	551.00	551.00	551.00	551.00	45.92	1.19	0.40
Office Expense (General)	79.73	106.31	500.00	500.00	41.67	1.08	0.36
Office Expense (Postage)	82.65	110.20	220.00	200.00	16.67	0.43	0.14
Maintenance							
Grounds	34,102.62	45,470.16	45,800.00	46,152.00	3,846.00	99.47	33.16
Grounds Landscaping	8,836.00	11,781.33	6,000.00	2,566.00	213.83	5.53	1.84
Tree Trimming	3,100.00	4,133.33	8,200.00	6,000.00	500.00	12.93	4.31
Pest Control	2,610.00	5,220.00	5,220.00	5,220.00	435.00	11.25	3.75
Termite Stations	1,450.00	1,450.00	1,450.00	1,450.00	120.83	3.13	1.04
Repairs & Maintenance	663.08	884.11	8,500.00	5,000.00	416.67	10.78	3.59
Gutter Cleaning	77.03	102.71	2,400.00	2,400.00	200.00	5.17	1.72
Roof Maintenance Program	4,620.00	6,160.00	11,000.00	7,561.00	630.08	16.30	5.43
Gable Maintenance	0.00	0.00	2,370.00	2,300.00	191.67	4.96	1.65
Miscellaneous							
Miscellaneous	145.71	194.28	5,173.00	1,000.00	83.33	2.16	0.72
Bad Debt Allowance				3,000.00	250.00	6.47	2.16
Total Operating Expense	73,954.58	99,679.11	120,899.62	109,039.80	9,086.65	235.00	78.33
Reserves	44,698.86	59,598.48	59,598.48	73,310.00	6,109.17	158.00	52.67
100% paint and 85% roof							
Total Expenses	118,653.44	159,277.59	180,498.10	182,349.80	15,195.82	393.00	131.00
Estimated year end equity	72,386.04						

Heritage Oak Park Community Association
 Villas III
 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	304,616.00	313,754.48	87,150.00	226,604.48	20	14	16,186.03	1,348.84
Painting	104,545.00	107,681.35	54,323.49	53,357.86	8	2	26,678.93	2,223.24
Porch Posts	0		3,325.00					
RESERVE TOTAL	409,161.00	421,435.83	144,798.49	279,962.34			42,864.96	3,572.08

**2010 - added 3% for cost of inflation

5050-003	Bookkeeping Services
5300-003	Bank Charges/Coupon Books
5330-003	Office Expense (General)
5331-003	Office Expense (Postage)
5605-003	Grounds
5620-003	Grounds Landscaping
5645-003	Tree Trimming
5755-003	Pest Control
5760-003	Termite Stations
5900-003	Repairs & Maintenance
5975-003	Gutter Cleaning
5980-003	Roof Maintenance Program
5985-003	Gable Maintenance
7500-003	Miscellaneous
8000-003	Reserves

Bad Debt Allowance

Based on current f

foreclosures.