

Heritage Oak Park Villas 4

2010 Budget

	9 Months Expense Actual	Year End Projection	2009 Annual	2010 Annual	Units: 40		
					Per Month/ALL	Per Unit/Quarter	Per Unit/Month
INCOME	39,490.61	53,192.40	60,640.11	61,119.50	5,093.29	382.00	127.33
Assessment Income							
Administrative							
Common Assessment / Master	4,680.00	6,240.00	6,240.00	6,744.00	562.00	42.15	14.05
Bookkeeping	1,401.66	1,868.88	1,868.84	1,924.90	160.41	12.03	4.01
Bank Charges/Coupon Books	185.25	185.25	190.00	190.00	15.83	1.19	0.40
Office Expense (General)	27.49	36.65	100.00	100.00	8.33	0.63	0.21
Postage	11.20	14.93	53.00	60.00	5.00	0.38	0.13
Maintenance							
Grounds	10,659.78	14,213.04	15,793.27	14,638.00	1,219.83	91.49	30.50
Grounds-Plant Replacement	1,622.93	2,163.91	2,895.00	3,000.00	250.00	18.75	6.25
Tree Trimming	1,250.00	1,666.67	3,050.00	1,990.00	165.83	12.44	4.15
Pest Control	900.00	1,800.00	1,800.00	1,800.00	150.00	11.25	3.75
Termite Stations	0.00	0.00	500.00	500.00	41.67	3.13	1.04
Repairs & Maintenance	3,533.25	4,711.00	2,000.00	2,000.00	166.67	12.50	4.17
Gutter Cleaning	0.00	0.00	1,000.00	1,000.00	83.33	6.25	2.08
Roof Maintenance Program	0.00	0.00	4,150.00	1,105.00	92.08	6.91	2.30
Miscellaneous							
Miscellaneous	31.55	42.07	750.00	250.00	20.83	1.56	0.52
Bad Debt Allowance				2,600.00	216.67	16.25	5.42
Total Operating Expense	24,303.11	32,942.40	40,390.11	37,901.90	3,158.49	236.89	78.96
Reserves	15,187.50	20,250.00	20,250.00	23,217.60	1,934.80	145.11	48.37
Total Expenses	39,490.61	53,192.40	60,640.11	61,119.50	5,093.29	382.00	127.33
Roof & Paint Reserves at 100%							
Estimated year end equity	31,177.40						

Heritage Oak Park Community Association
 Villas IV
 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	105,040.00	108,191.20	38,310.00	69,881.20	17	15	4,658.75	388.23
Painting	36,050.00	37,131.50	34,630.00	2,501.50	8	3	833.83	69.49
Porch Posts	0		4,375.00					
RESERVE TOTAL	141,090.00	145,322.70	77,315.00	72,382.70			5,492.58	457.72

**2010 - added 3% for cost of inflation

Notes:

5050-004	Bookkeeping
5300-004	Bank Charges/Coupon Books
5330-004	Office Expense (General)
5331-004	Postage
5605-004	Grounds
5620-004	Grounds-Plant Replacement
5645-004	Tree Trimming
5755-004	Pest Control
5760-004	Termite Stations
5900-004	Repairs & Maintenance
5975-004	Gutter Cleaning
5980-004	Roof Maintenance Program
7500-004	Miscellaneous
8000-004	Reserves
	Bad Debt Allowance

Based on current foreclosur

tes.