

Harvest Run Phase 3 - 2010 Budget Final

12/16/2009

<u>Item</u>	2010
<u>Operating Income</u>	
Regular Assessments	\$23,760
\$330.00 * 72 homeowners or \$165.00 per semi-annual invoice	
Late Fees	\$0
Misc. Homeowner Reimbursements	\$0
Interest Earned on Oper. Acct.	
Previous Budget Not Spent	\$2,560
TOTAL INCOME	\$26,320
<u>Operating Expense</u>	
Reserve Deposit	\$3,960
\$55.00 * 72 homes	
Landscape Contract	\$8,900
Harvard Nursery - 1.29% Increase	
Pond Repair/Maintenance	\$830
Pond treatment/\$415 each	
Landscape Improvements	\$4,832
Mulch (\$2,796) + Difference here to match income budget	
Bike Path Sealcoating	\$0
Last performed in 2005	
Management	\$5,700
As per contract through 8/31/10 @ \$475/month - no increase	
Management Gen & Admin.	\$300
Legal	\$100
Tax Prep.	\$235
Insurance - Farmers Insurance	\$1,013
Reserve Study	\$0
Miscellaneous	\$450
web site, meeting expense, etc.	
TOTAL OPERATING EXPENSE	\$26,320