

HERITAGE HARBOUR MASTER ASSOCIATION, INC.										
2010 Budget										
					BUDGET 2009 ANNUAL	ASSOCIATION MONTHLY	ASSOCIATION QUARTERLY	2009 ANNUAL BUDGET	2009 projected thru 12-31-2009	2010 ANNUAL PROPOSED
INCOME										
30-41100-0	Assessment from Owners				\$ 63.95	\$ 312,587.88	\$ 937,763.65	\$ 3,825,585.00	\$ -	\$ 3,751,054.59
	TOTAL INCOME				\$ 63.95	\$ 312,587.88	\$ 937,763.65	\$ 3,825,585.00	\$ -	\$ 3,751,054.59
EXPENSES										
30-62050-0	CABLE T.V. increase from Brighthouse									
	Cable T.V. - Basic Only				\$ 33.82	\$ 165,312.16	\$ 495,936.48	\$ 1,983,745.00	\$ 1,060,804.00	\$ 1,983,745.92
	TOTAL CABLE TV EXPENSES				\$ 33.82	\$ 165,312.16	\$ 495,936.48	\$ 1,983,745.00	\$ 1,060,804.00	\$ 1,983,745.92
ADMINISTRATION OF ASSOCIATION:										
30-74010-000	Office expenses				\$ 0.10	\$ 483.33	\$ 1,450.00	\$ 5,800.00	\$ 8,268.00	\$ 5,800.00
30-71010-000	Legal Fees				\$ 0.60	\$ 2,916.67	\$ 8,750.00	\$ 35,000.00	\$ 43,153.00	\$ 35,000.00
30-77010-000	Tax Preparation & Audit				\$ 0.09	\$ 416.67	\$ 1,250.00	\$ 5,000.00	\$ 4,649.00	\$ 5,000.00
	Decorations				\$ 0.05	\$ 250.00	\$ 750.00	\$ -	\$ 1,500.00	\$ 3,000.00
	Postage				\$ 0.51	\$ 2,500.00	\$ 7,500.00	\$ 30,000.00	\$ 11,020.00	\$ 30,000.00
30-63030-000	FEES, LICENSES, CORPORATE REPORT				\$ 0.02	\$ 83.33	\$ 250.00	\$ 1,000.00	\$ 373.00	\$ 1,000.00
30-71030-000	MANAGEMENT FEES (Including Accounting)				\$ 1.37	\$ 6,696.56	\$ 20,089.68	\$ 80,358.72	\$ 45,622.00	\$ 80,358.72
30-69020-000	INSURANCE				\$ 0.67	\$ 3,253.17	\$ 9,759.50	\$ 30,000.00	\$ 36,822.00	\$ 39,038.00
30-790100-000	Vehicle Allowance				\$ 0.05	\$ 231.00	\$ 693.00	\$ -	\$ 2,893.00	\$ 2,772.00
	Welcome Packets				\$ 0.01	\$ 52.08	\$ 156.25	\$ -	\$ -	\$ 625.00
30-77050-000	Telephone				\$ 0.09	\$ 416.67	\$ 1,250.00	\$ 5,000.00	\$ 4,579.00	\$ 5,000.00
	TOTAL ADMINISTRATIVE EXPENSES				\$ 3.54	\$ 17,299.48	\$ 51,898.43	\$ 192,158.72	\$ 158,879.00	\$ 207,593.72
CENTRAL PARK										
30-65001-000	Cleaning/Janitorial				\$ 0.23	\$ 1,120.00	\$ 3,360.00	\$ 6,000.00	\$ 11,937.00	\$ 13,440.00
30-68025-000	Recreation Fields, Supplies & Maintenance Repair				\$ 0.51	\$ 2,500.00	\$ 7,500.00	\$ 42,000.00	\$ 20,338.00	\$ 30,000.00
	TOTAL CENTRAL PARK EXPENSES				\$ 0.74	\$ 3,620.00	\$ 10,860.00	\$ 48,000.00	\$ 32,275.00	\$ 43,440.00
COMMON GROUNDS										
30-71080-000	Lawn Service includes fertilizer/chemicals				\$ 5.97	\$ 29,166.67	\$ 87,500.00	\$ 350,000.00	\$ 334,330.00	\$ 350,000.00
30-68040-000	General Repairs				\$ 0.34	\$ 1,666.67	\$ 5,000.00	\$ 40,000.00	\$ 12,007.00	\$ 20,000.00
30-73010-000	Patrol Attendant				\$ 1.79	\$ 8,750.00	\$ 26,250.00	\$ 160,000.00	\$ 100,431.00	\$ 105,000.00
30-75030-000	Facilities Manager				\$ 0.89	\$ 4,333.33	\$ 13,000.00	\$ 31,000.00	\$ 52,000.00	\$ 52,000.00
30-75033-000	Payroll				\$ 1.02	\$ 5,000.00	\$ 15,000.00	\$ 60,000.00	\$ 55,650.00	\$ 60,000.00
30-67000-000	Entrances				\$ 0.13	\$ 625.00	\$ 1,875.00	\$ 7,500.00	\$ 1,875.00	\$ 7,500.00
30-71090-000	Mulch				\$ 1.59	\$ 7,750.00	\$ 23,250.00	\$ 93,000.00	\$ 93,000.00	\$ 93,000.00
30-78020-000	Tree Trimming and Tree Removal				\$ 0.31	\$ 1,500.00	\$ 4,500.00	\$ 7,000.00	\$ 26,993.00	\$ 18,000.00
30-69040-000	Irrigation Parts				\$ 0.43	\$ 2,083.33	\$ 6,250.00	\$ 25,000.00	\$ 28,035.00	\$ 25,000.00
30-69030-000	Irrigation Labor				\$ 0.60	\$ 2,916.67	\$ 8,750.00	\$ 35,000.00	\$ 26,371.00	\$ 35,000.00
30-61040-000	Annuals				\$ 0.85	\$ 4,166.67	\$ 12,500.00	\$ 65,000.00	\$ 42,410.00	\$ 50,000.00
30-71060-000	Maintenance - Labor - Extra				\$ 0.17	\$ 833.33	\$ 2,500.00	\$ 10,000.00	\$ -	\$ 10,000.00
30-71066-000	Maintenance Repairs				\$ 0.43	\$ 2,083.33	\$ 6,250.00	\$ 25,000.00	\$ 7,627.00	\$ 25,000.00
30-76030-000	Sod/Seed				\$ 0.06	\$ 291.67	\$ 875.00	\$ 3,500.00	\$ 5,789.00	\$ 3,500.00
30-78010-000	Trees/Shrubs Replacement				\$ 0.34	\$ 1,666.67	\$ 5,000.00	\$ 20,000.00	\$ 5,768.00	\$ 20,000.00
30-76037-000	Storm Damage				\$ 0.17	\$ 833.33	\$ 2,500.00	\$ 10,000.00	\$ 3,315.00	\$ 10,000.00
30-71072-000	Maintenance Mowing - Trunk Ditch				\$ 0.43	\$ 2,083.33	\$ 6,250.00	\$ 25,000.00	\$ 29,550.00	\$ 25,000.00
30-67010-000	Equipment Rental				\$ 0.14	\$ 666.67	\$ 2,000.00	\$ 8,000.00	\$ 2,679.00	\$ 8,000.00
30-76050-000	Supplies (lights, etc.)				\$ 0.20	\$ 958.33	\$ 2,875.00	\$ 10,000.00	\$ 10,559.00	\$ 11,500.00
30-68027-000	Fountain/Entrance Maintenance				\$ 0.36	\$ 1,750.00	\$ 5,250.00	\$ 21,000.00	\$ 10,389.00	\$ 21,000.00
30-62030-000	Building Lease				\$ 0.02	\$ 100.00	\$ 300.00	\$ 1,200.00	\$ -	\$ 1,200.00
30-67040-000	Equipment Lease				\$ 0.38	\$ 1,875.00	\$ 5,625.00	\$ 22,500.00	\$ -	\$ 22,500.00
30-71002-000	Landscape buffer				\$ 0.34	\$ 1,645.83	\$ 4,937.50	\$ 19,750.00	\$ 7,283.00	\$ 19,750.00
	TOTAL GROUNDS MAINTENANCE EXPENSES				\$ 16.93	\$ 82,745.83	\$ 248,237.50	\$ 1,049,450.00	\$ 856,061.00	\$ 992,950.00
UTILITY										
30-66015-000	Electricity - Activity Fields				\$ 0.20	\$ 1,000.00	\$ 3,000.00	\$ 12,000.00	\$ 9,012.00	\$ 12,000.00
30-66045-000	Electricity - Park				\$ 0.47	\$ 2,291.67	\$ 6,875.00	\$ 30,000.00	\$ 22,983.00	\$ 27,500.00
30-66043-000	Electricity - Irrigation				\$ 0.00	\$ 8.33	\$ 25.00	\$ 1,000.00	\$ 106.00	\$ 100.00
30-66020-000	Electricity - Street Lights				\$ 0.94	\$ 4,583.33	\$ 13,750.00	\$ 55,000.00	\$ 16,184.00	\$ 55,000.00
30-66030-000	Electricity - Lift Station				\$ 0.13	\$ 625.00	\$ 1,875.00	\$ 3,500.00	\$ 6,935.00	\$ 7,500.00
30-66035-000	Electricity - Entrance Signs				\$ 0.45	\$ 2,191.67	\$ 6,575.00	\$ 26,300.00	\$ 17,981.00	\$ 26,300.00
30-69060-000	Water Irrigation - Aquaterra				\$ 3.66	\$ 17,890.08	\$ 53,670.25	\$ 214,681.00	\$ 120,416.00	\$ 214,681.00
30-79065-000	Water/Sewer - Fountain				\$ 0.06	\$ 291.67	\$ 875.00	\$ 3,500.00	\$ 1,274.00	\$ 3,500.00
30-79060-000	Water/Sewer - Park				\$ 0.09	\$ 458.33	\$ 1,375.00	\$ 5,500.00	\$ 3,543.00	\$ 5,500.00
30-77070-000	Trash Pick Up				\$ 0.07	\$ 335.00	\$ 1,005.00	\$ 3,540.00	\$ 3,837.00	\$ 4,020.00
	TOTAL UTILITY EXPENSES				\$ 6.07	\$ 29,675.08	\$ 89,025.25	\$ 355,021.00	\$ 202,271.00	\$ 356,101.00
LAKES/PRESERVES										
30-71000-000	Lake Maintenance				\$ 0.40	\$ 1,942.50	\$ 5,827.50	\$ 23,310.00	\$ 23,310.00	\$ 23,310.00
30-74000-000	Preserve Maintenance				\$ 0.60	\$ 2,916.67	\$ 8,750.00	\$ 35,000.00	\$ 19,543.00	\$ 35,000.00
	TOTAL LAKES/PRESERVES EXPENSES				\$ 0.99	\$ 4,859.17	\$ 14,577.50	\$ 58,310.00	\$ 42,853.00	\$ 58,310.00
MISCELLANEOUS										
30-62090-000	Operating Contingency				\$ 0.51	\$ 2,500.00	\$ 7,500.00	\$ 30,000.00	\$ 7,500.00	\$ 30,000.00
	TOTAL MISCELLANEOUS EXPENSES				\$ 0.51	\$ 2,500.00	\$ 7,500.00	\$ 30,000.00	\$ 7,500.00	\$ 30,000.00
TOTALS WITHOUT RESERVES					\$ 62.60	\$ 306,011.72	\$ 918,035.16	\$ 3,716,684.72	\$ 2,360,643.00	\$ 3,672,140.64
SUBTOTAL RESERVES					\$ 1.35	\$ 6,576.16	\$ 19,728.49	\$ 81,580.36	\$ 5,807.11	\$ 78,913.95
TOTALS WITH RESERVES					\$ 63.96	\$ 312,587.88	\$ 937,763.65	\$ 3,798,265.08	\$ 2,366,450.11	\$ 3,751,054.59

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2010 Budget										
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RESERVES										
30-75315-0	Roof Replacement-Note 1									
	Estimated Life - 15 years									
	Current Estimated Replacement Cost - \$25,000				\$ 0.03	\$ 133.59	\$ 400.78	\$ 1,603.11		
30-75310-0	Building Re-painting-Note 1									
	Estimated Life - 5 years									
	Current Estimated Re-painting Cost - \$22925				\$ 0.06	\$ 285.39	\$ 856.18	\$ 3,424.72		
30-75340-0	Fencing									
	Estimated life - 10 years									
	Current Estimated Re-fencing Cost - \$20000				\$ 0.03	\$ 155.62	\$ 466.86	\$ 1,867.44		
30-75345-0	Roof Replacement-Pavillion/Concession									
	Estimated Life - 5 years									
	Current Estimated Replacement Cost - \$3000				\$ 0.01	\$ 56.41	\$ 169.23	\$ 676.94		
30-75350-0	Pavillion/Concession Re-painting-Paint									
	Estimated Life - 5 years									
	Current Estimated Re-painting Cost - \$5075				\$ 0.03	\$ 159.57	\$ 478.71	\$ 1,914.84		
30-75355-0	Roof Replacement Restroom									
	Estimated Life - 5 years									
	Current Estimated Replacement Cost - \$3000				\$ 0.01	\$ 56.57	\$ 169.70	\$ 678.81		
30-75360-0	Restroom Re-painting-Paint									
	Estimated Life - 5 years									
	Current Estimated Re-painting Cost - \$1575				\$ 0.01	\$ 3.55	\$ 10.66	\$ 42.64		
30-75305-0	Pavement Resurfacing-Note 3									
	Estimated Life - 8 years									
	Current Estimated Resurfacing - \$100,000				\$ 0.18	\$ 902.33	\$ 2,707.00	\$ 10,828.01		
30-75300-0	Paver Block Replacement-Note 4									
	Estimated Life - 10 years									
	Current Estimated Replacement Cost - \$250,000				\$ 0.44	\$ 2,127.57	\$ 6,382.72	\$ 25,530.88		
30-75320-0	Fountain Pumps									
	Estimated Life - 2 years									
	Current Estimated Replacement Cost - \$6,000				\$ 0.05	\$ 263.91	\$ 791.72	\$ 3,166.89		
30-75330-0	Park Equipment									
	Estimated Life - 6 years									
	Current Estimated Replacement Cost - \$100,000				\$ 0.26	\$ 1,288.65	\$ 3,865.96	\$ 15,463.84		
30-75325-0	Storm Damage									
	Estimated Life - 1 year									
	Current Estimated Replacement Cost - \$25,000				\$ 0.22	\$ 1,073.38	\$ 3,220.14	\$ 12,880.57		
30-75335-0	Contingency Reserve-Note 5									
	Estimated Life - 10 years									
	Current Estimated Replacement Amount - \$10,000				\$ 0.01	\$ 69.61	\$ 208.82	\$ 835.26		
TOTAL RESERVES					\$ 1.35	\$ 6,576.16	\$ 19,728.49	\$ 78,913.95		
Estimated budget with reserves requires the following assessments for individual units:										
					Share	Monthly	Quarterly	Annually		
	2010	RESIDENT UNIT	\$ 3,751,054.59	1/4888th	\$63.95	\$ 191.85	\$ 767.40			
					Share	Monthly	Quarterly	Annually		
	2009	ALL UNIT TYPES	\$ 3,825,544.32	1/4888th	\$65.22	\$ 195.66	\$ 782.64			