

**Bear Island HOA, Inc.**  
**2010 APPROVED BUDGET**  
**BASED ON 227 UNITS**  
**JANUARY 1, 2010 TO DECEMBER 31, 2010**

	<u>INCOME</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
'4020-0000	ASSESSMENT INCOME	\$71,538.33	\$858,460.00
'4030-0000	RESERVE ASSESSMENTS	\$3,750.00	\$45,000.00
		\$75,288.33	\$903,460.00
 <u>EXPENSES</u>			
'5001-0000	MANAGEMENT FEES	2,050.00	24,600.00
'5010-0000	LEGAL SERVICES	835.00	10,020.00
'5020-0000	ACCOUNTING FEES	234.00	2,808.00
'5030-0000	INSURANCE - EXPENSE	1,406.00	16,872.00
'5041-0000	CORPORATE ANNUAL REPORT	6.00	72.00
'5047-0000	TRANSFER TO MASTER FEE	4,447.00	53,364.00
'5050-0000	ELECTRICITY	2,478.00	29,736.00
'5060-0000	TELEPHONE	265.00	3,180.00
'5070-0000	WATER AND SEWER	22,582.33	270,988.00
'6000-0000	PEST CONTROL-LAWN	708.00	8,496.00
'6010-0000	LANDSCAPE MAINTENANCE	13,382.00	160,584.00
'6011-0000	JANITORIAL MAINTENANCE	68.00	816.00
'6012-0000	PLUMBING SUPP/REPAIRS	150.00	1,800.00
'6016-0000	ELECTRICAL REPAIRS	100.00	1,200.00
'6018-0000	SPRINKLER SUPP/REPAIRS	2,250.00	27,000.00
'6019-0000	MAINTENANCE SUPP/REPAIRS	50.00	600.00
'6034-0000	GATEHOUSE MAINTENANCE	12,432.00	149,184.00
'6040-0000	TREE TRIMMING HARDWOODS	835.00	10,020.00
'6041-0000	COMMON AREA MAINTENANCE	84.00	1,008.00
6042-0000	TREE TRIMMING PALMS	1,000.00	12,000.00
'6045-0000	LANDSCAPE REPLACEMENT	1,000.00	12,000.00
'6050-0000	SPRAYING & FERTILIZATION	1,430.00	17,160.00
'6061-0000	GATE SECURITY SYSTEM	63.00	756.00
'6062-0000	ALARM MONITORING - BULK	1,807.00	21,684.00
'7000-0000	PRINTING AND POSTAGE	420.00	5,040.00
'7010-0000	STORAGE FACILITY RENT	83.00	996.00
'7020-0000	GATEHOUSE SUPPLIES	125.00	1,500.00
7031-0000	REPAIRS/MAINT GATE	83.00	996.00
'7090-0000	CONTINGENCY	250.00	3,000.00
'8000-0000	RESERVE TRANSFER	3,750.00	45,000.00
'8004-0000	PRESSURE CLEANING SIDEWALKS	790.00	9,480.00
'8010-0000	TAXES	100.00	1,200.00
'8020-0000	BAD DEBT EXPENSE	0.00	0.00
'8070-0000	BANK CHARGES	25.00	300.00
		\$75,288.33	\$903,460.00

**TOTAL EXPENSES**

**\$75,288.33**

**\$903,460.00**

**QUARTERLY FEES WILL BE \$995.00 PER UNIT**

*Howard C. Penner*  
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 APPROVED BY  
*[Signature]*  
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*11/5/09*  
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