

FRCA 2009 Operating Budget Approved by the Board of Directors on 22 October 2008

| Account Number | Account Name | 2009 Budget | % of Income | \$ Jan Thru Aug 2008 | 2008 \$ Estimate | 2008 Budget | Comments pertain to 2009 Budget |
|-----------------|-------------------------------------|------------------|-------------|----------------------|------------------|------------------|--|
| INCOME | | | | | | | |
| 41000 | Assessments (SF) | 1,061,568 | | 651,840 | 977,760 | 977,760 | 582 homes x 12 months x \$152 per mo. |
| 41030 | Assessments (Villas) | 362,976 | | 222,880 | 334,320 | 334,320 | 199 villas x 12 months x \$152 per mo. |
| | Total Assessments | 1,424,544 | | 874,720 | 1,312,080 | 1,312,080 | |
| 43000-43001 | Miscellaneous Income | 500 | | 580 | 870 | 2,000 | Whatever doesn't fit into other categories |
| 42000-42000 | Interest Income | 5,000 | | 4,854 | 7,281 | | On operating funds only; estimated. |
| 43100 | Late Fee Income | 500 | | 1,685 | 2,528 | | |
| 43200 | Legal Fee Income | 1,000 | | 988 | 1,482 | | Reimbursement for collection expenses |
| 43000-43150 | Returned Check Fees | 100 | | 132 | 198 | | Reimbursement for fees charged to FRCA |
| 43000-46105 | Instructional Class Fees | 0 | | 0 | 0 | | |
| 43000-43725 | Newsletter Income | 28,600 | | 16,810 | 23,114 | 28,600 | \$2,600 per issue x 11 issues = \$28,600 |
| 43770 | Resale Income | 10,000 | | 8,268 | 12,402 | 25,000 | House sales continue to be slow |
| 42000-42002 | Replacement Reserve Interest | 50,964 | | 24,393 | 36,590 | 33,200 | Estimated |
| 43503 | Room Rental Fees | 5,000 | | 3,400 | 5,100 | 5,000 | |
| 43750 | Cox Marketing Income | 12,000 | | 7,626 | 15,000 | 13,000 | Verizon displacing Cox in community |
| 44340 | Center Travel & Social Events | 80,000 | | 47,440 | 0 | 8,000 | Completely offset by expenses |
| 44350 | Activities Income | 0 | | 583 | 0 | 0 | |
| 43850-43850 | Insurance Claim Reimbursement | - | | 27,944 | 0 | 0 | |
| 43850-43850 | Master Plan Contribution Income | 0 | | 1,400 | 0 | 0 | |
| | Total Non-Assessments Income | 193,664 | | 146,103 | 104,564 | 114,800 | |
| | Total Income | 1,618,208 | | 1,020,823 | 1,416,644 | 1,426,880 | |
| EXPENSES | | | | | | | |
| | Administrative Expenses | | | | | | |
| 51500-51200 | Pending approval | 0 | | 1,720 | 0 | 0 | |
| 59700 | Newsletters | 25,000 | | 11,922 | 16,393 | 25,000 | \$2,200 per issue x 11 issues = \$24,200 |
| 51500-51040 | Misc Administrative | 1,000 | | 0 | 0 | 2,000 | |
| 50700 | Bank Charges | 150 | | 85 | 128 | | Smith Barney accounts; other bank fees |
| 50600 | Bad Debt Expense | 500 | | 137 | 400 | | |

FRCA 2009 Operating Budget Approved by the Board of Directors on 22 October 2008

| Account Number | Account Name | 2009 Budget | % of Income | \$ Jan Thru Aug 2008 | 2008 \$ Estimate | 2008 Budget | Comments pertain to 2009 Budget |
|----------------|-------------------------------------|----------------|-------------|----------------------|------------------|---------------|---|
| 51500-59400 | Returned Check Fees | 100 | | 10 | 15 | | To be reimbursed by check originators |
| 59600-59600 | Committee Expenses | 0 | | 0 | 0 | | |
| 59710 | Website | 0 | | 0 | 0 | | |
| 51300 | Meeting Minutes/ASL Translator | 250 | | 0 | 0 | | |
| 51100-51100 | Office Expense | 0 | | 0 | 0 | 11,400 | |
| 51100-51108 | Office Equipment Maintenance | 2,500 | | 855 | 1,282 | | Ikon contract for copier service + other maintrnance |
| 51100-51104 | Office Equipment | 1,000 | | 1,254 | 1,881 | | |
| 51100-51103 | Office Supplies | 1,000 | | 934 | 1,401 | | |
| 51100-51116 | Software Purchase | 0 | | 0 | 0 | | |
| 51100-51117 | Software Maintenance | 1,220 | | (28) | 0 | | Media Player Warranty Support \$1,100, website fees \$120;. Total \$1,220 (Community Center Computer Committee) |
| ? | Electronic Equipment | 250 | | 3,959 | 3,959 | | 20" flat panel monitor for Media Player \$250 (Com Center Computer Committee) |
| 51500-51000 | Printing | 7,500 | | 3,772 | 5,658 | 8,500 | |
| 51500-51010 | Postage | 5,000 | | 2,896 | 4,344 | 4,000 | |
| 59500 | Social | 15,000 | | 1,426 | 2,139 | 12,000 | |
| 51200 | Dues/Subscriptions | 100 | | 156 | 234 | | |
| 59360 | Recreation Equipment | 0 | | 0 | 0 | | |
| 59506 | Social Travel & Events | 80,000 | | 47,919 | 71,878 | 0 | Completely offset by income |
| | Total Administrative Expense | 140,570 | 8.7% | 77,017 | 109,712 | 62,900 | |
| | Maintenance Expenses | | | | | | |
| 56500-56500 | General Repairs/Maintenance | 26,000 | | 15,647 | 23,470 | 75,000 | |
| 57810 | Door Maintenance | 500 | | 5,312 | 5,312 | | |
| 55210 | Wrought Iron Railing Maintenance | 25,000 | | 0 | 0 | | Repair and paint 7,500+ ft of railings or replace part with low maintenance rails |
| 55102 | Furniture/Appliance Repair | 1,500 | | 653 | 980 | | Clean 150 stackable chairs. |
| ? | Sidewalk Expansion Joint Repair | 0 | | | | | Do under Replacement Reserve in 2009 by tapping 2010 M & M components 2.1/2.2. |
| 55107 | Mailbox Repair | 1,500 | | 1,591 | 2,386 | | |
| 56006 | Security System Maintenance | 3,000 | | 1,715 | 2,572 | | E. Coast Fire Prot. contract + extra work |
| 54900-54920 | Electrical Repairs | 3,000 | | 2,854 | 4,281 | | |
| 55000-55000 | Street Light Maintenance | 6,000 | | 6,108 | 9,162 | | |

FRCA 2009 Operating Budget Approved by the Board of Directors on 22 October 2008

| Account Number | Account Name | 2009 Budget | % of Income | \$ Jan Thru Aug 2008 | 2008 \$ Estimate | 2008 Budget | Comments pertain to 2009 Budget |
|----------------|-----------------------------------|----------------|--------------|----------------------|------------------|----------------|--|
| 56100 | Signs | 1,000 | | 281 | 422 | | |
| 55500-55500 | Plumbing Repairs | 1,000 | | 753 | 1,130 | | |
| 56300-56301 | Cleaning Supplies | 2,000 | | 891 | 1,336 | | |
| 54850 | General Maintenance Supplies | 1,000 | | 388 | 582 | | |
| 56500-56575 | Outdoor Court Maintenance | 1,000 | | 600 | 900 | | Bocce court |
| 54852 | Health Club Supplies | 0 | | 156 | 234 | | |
| 56655 | Waterfall Maintenance | 3,000 | | 140 | 210 | 4,000 | |
| 56075 | Gate Repairs | 3,000 | | 6,932 | 10,398 | 7,000 | |
| 57256 | Irrigation Contract | 5,200 | | 8,156 | 10,000 | 5,200 | Shenandoah Landscape Services contract |
| 57500 | HVAC Maintenance Contract | 2,000 | | 2,382 | 3,573 | 2,000 | Robert B. Payne, Inc. contract |
| 57645 | Fitness Center Equipment | 4,700 | | 635 | 952 | 6,000 | Fitrepairs.com contract \$3,700; purchase rowing machine \$1,000 |
| 57999 | Misc Contracts | | | 0 | 0 | 475 | Delete account |
| 55610 | HVAC Repairs/Maintenance | 5,000 | | 4,721 | 7,082 | 5,000 | |
| 50210 | Insurance Claims Water Damage | - | | 43,756 | 43,756 | 0 | |
| | Total Maintenance Expenses | 95,400 | 5.9% | 103,671 | 128,738 | 104,675 | |
| | Services | | | | | | |
| 53300 | Communications Contract/Cable | 165,000 | | 95,125 | 142,688 | 133,000 | Cox Commo for cable, Ch. 20, & internet. |
| 57000-57000 | Trash/Recycling Contract | 133,700 | | 81,164 | 121,746 | 122,000 | Amer. Disp. contract; trash & dumpster |
| 57160 | Mosquito Control Contract | 3,700 | | 2,200 | 3,300 | 8,200 | PermaTreat contract |
| 57600 | Security System | 360 | | 360 | 360 | 375 | Security Cent. cont. for alarm monitoring |
| 57150 | Pest Control | 1,250 | | 712 | 1,068 | 750 | PermaTreat conts. pest & rodent control |
| 57100-57100 | Snow Removal Contract | 15,000 | | 0 | 0 | 30,000 | |
| 54250 | Interior Plant Maintenance | 2,650 | | 1,260 | 1,890 | 2,650 | The Plant Service contract |
| | Total Services | 321,660 | 19.9% | 180,821 | 271,052 | 296,975 | |
| | Grounds & Landscaping | | | | | | |
| 57250-57250 | Grounds Maintenance Contract | 117,730 | | 76,507 | 114,760 | 115,000 | Shen. \$114,760 cont. + Villas \$2,970 |
| 54200-54200 | Landscaping | 10,000 | | 13,912 | 20,868 | 2,500 | Erosion control |
| 54200-54206 | Landscape Watering | 13,000 | | 3,225 | 10,000 | 13,000 | Shen.; 8 hrs/wk for 20 wks @ \$79/hr |
| 54200-54260 | Landscape Seasonal Flowers | 10,000 | | 3,052 | 6,104 | 13,000 | |
| 54210-54216 | Tree Work Pruning & Removal | 10,000 | | 16,295 | 24,442 | 10,000 | |
| 54207-54207 | Tree/Shrub Replacement | 5,000 | | 0 | 0 | 5,000 | |
| 54700 | Pond Maintenance | 5,000 | | 0 | 0 | 5,000 | Cleaning out pond bottoms and drains |

FRCA 2009 Operating Budget Approved by the Board of Directors on 22 October 2008

| Account Number | Account Name | 2009 Budget | % of Income | \$ Jan Thru Aug 2008 | 2008 \$ Estimate | 2008 Budget | Comments pertain to 2009 Budget |
|----------------|--|----------------|--------------|----------------------|------------------|----------------|-------------------------------------|
| 54720 | Storm water Management | 2,500 | | 0 | 0 | 5,000 | Clean storm run-off drains |
| 59600-59615 | Garden Club | 200 | | 336 | 500 | 500 | |
| 54400-54480 | Wash Streets | 1,000 | | 0 | 0 | 1,000 | To remove winter sand |
| 54216 | Master Plan Phase I | 25,000 | | 233 | 29,000 | 50,000 | |
| 65100 | Master Plan Contribution Expenses | 0 | | 1,400 | 1,400 | 0 | |
| | Total Grounds & Landscaping | 199,430 | 12.3% | 114,960 | 207,075 | 220,000 | |
| | Utilities | | | | | | |
| 53000-53050 | Electric - Rec Center | 38,000 | | 22,439 | 33,658 | 38,000 | |
| 53000-53000 | Electric - Other | 15,000 | | 8,672 | 13,008 | 15,000 | |
| 53100-53100 | Gas | 33,000 | | 16,412 | 24,618 | 30,000 | |
| 53400-53400 | Telephone | 7,500 | | 4,458 | 6,687 | 7,500 | |
| 54300-54300 | Water - Irrigation/Waterfall | 7,000 | | 2,426 | 3,639 | 5,000 | |
| 53200 | Water/Sewer | 8,000 | | 4,716 | 7,074 | 6,000 | |
| | Total Utilities | 108,500 | 6.7% | 59,123 | 88,684 | 101,500 | |
| | Payroll and Related | | | | | | |
| 52800 | Payroll Processing | 6,000 | | 3,425 | 5,138 | 4,000 | |
| 52010-52000 | Payroll | 166,180 | | 103,155 | 154,732 | 162,000 | |
| 52010-52710 | Activities Director | | | | | | |
| 52010-52013 | Custodian / Handyman | | | | | | |
| 52010-52713 | Newsletter Editor | | | | | | |
| 52010-52711 | Concierges | | | | | | |
| 52010-52712 | Webmasters | | | | | | |
| 52200-52200 | Payroll Taxes | 16,618 | | 9,774 | 14,661 | 16,200 | Estimate at 10% of total payroll. |
| 52490 | Other Payroll | 0 | | 0 | 0 | 0 | |
| 56820 | Travel | 0 | | 0 | 0 | 0 | |
| 52500 | Education/Training | 1,000 | | 0 | 0 | 1,000 | AED training |
| | Total Payroll and Related | 189,798 | 11.7% | 116,354 | 174,531 | 183,200 | |
| | Pool Operations | | | | | | |
| 59002-59015 | Indoor Pool Equipment | 4,000 | | 3,190 | 4,785 | 4,000 | |
| 59000-59015 | Outdoor Pool Equipment | 4,000 | | 0 | 7,000 | 4,000 | Storage box for pool cover \$1,600. |
| 59002-57350 | Indoor Pool Contract | 9,800 | | 5,925 | 8,888 | 18,000 | Pool operating contract |

FRCA 2009 Operating Budget Approved by the Board of Directors on 22 October 2008

| Account Number | Account Name | 2009 Budget | % of Income | \$ Jan Thru Aug 2008 | 2008 \$ Estimate | 2008 Budget | Comments pertain to 2009 Budget |
|----------------|--------------------------------------|----------------|--------------|----------------------|------------------|----------------|--|
| 59000-57350 | Outdoor Pool Contract | 19,000 | | 17,100 | 19,000 | 18,500 | Pool operating contract plus 2 extra weeks after Labor Day |
| 59002-59020 | Indoor Pool Repairs/ Maintenance | 12,000 | | 1,380 | 2,070 | 1,500 | Payne cont. for Desert Aire. Gen maint for filters, pumps, gauges, and valves. Replace filter media & spa ozone tube. \$3,500. Paint indoor decks \$5,500. |
| 59000-59020 | Outdoor Pool Repairs/ Maintenance | 5,000 | | 1,530 | 2,295 | 2,000 | Gen maint for filters, pumps, gauges, and valves. Replace filter media. \$3,000 |
| 59000-59010 | Pool Supplies | 500 | | 0 | 0 | 1,000 | |
| | Total Pool Operations | 54,300 | 3.4% | 29,125 | 44,038 | 49,000 | |
| | Professional Fees | | | | | | |
| 50400 | Audit/Tax Preparation | 4,600 | | 4,450 | 4,450 | 4,500 | Goldklang, et al. contract |
| 50510 | Engineering/Reserve Study | 0 | | 0 | 0 | 0 | Not needed again until 2012. |
| 50200-50200 | Insurance | 18,000 | | 11,005 | 16,508 | 16,000 | Estimated based on Jan - Aug 2008 costs |
| 50300-50300 | Legal | 25,000 | | 14,722 | 22,083 | 20,000 | Depends on use. HB 516 complaint work! |
| 50000 | Management Contract | 142,500 | | 95,309 | 142,964 | 148,500 | AMS contract |
| 50800 | Coupon Books | 4,100 | | 3,035 | 3,035 | | Assessment payments handling fee |
| 51500-59000 | Collections Expense | 3,500 | | 2,400 | 3,600 | | Mailings, lien filings for delinquent accts. |
| 51500-59100 | Armstrong Connect | 1,900 | | 1,200 | 1,800 | | |
| | Total Professional Fees | 199,600 | 12.3% | 132,121 | 194,439 | 189,000 | |
| | Taxes and Licenses | | | | | | |
| 58100-58100 | License Fees | 750 | | 100 | 100 | 200 | Liquor lic. & HB 516 fee of approx. \$300 |
| 58000-58010 | Taxes - Federal | 16,700 | | 3,200 | 4,800 | 4,200 | |
| 58000-58020 | Taxes - State | 3,600 | | 550 | 825 | 700 | |
| 58040 | Taxes - Property | 0 | | 0 | 0 | 250 | |
| | Total Taxes and Licenses | 21,050 | 1.3% | 3,850 | 5,725 | 5,350 | |
| | Capital Improvments | | | | | | |
| 70000 | Capital Improvments | 0 | | 0 | 0 | 0 | |
| | Total Capital Improvments | 0 | 0.0% | 0 | 0 | 0 | |

FRCA 2009 Operating Budget Approved by the Board of Directors on 22 October 2008

| Account Number | Account Name | 2009 Budget | % of Income | \$ Jan Thru Aug 2008 | 2008 \$ Estimate | 2008 Budget | Comments pertain to 2009 Budget |
|----------------|---------------------------------|-------------|-------------|----------------------|------------------|-------------|--|
| | Reserve Allocations | | | | | | |
| 68100 | Operating Reserve Allocation | 0 | | 0 | 0 | 0 | |
| 68000-68000 | Replacement Reserve Allocation | 296,936 | | 169,464 | 254,196 | 254,196 | Based on 2007 Mason & Mason study, but decreased by \$760 to limit the increase in monthly assessment to \$12. |
| 68990 | Replacement Reserve Int. Alloc. | 50,964 | | 24,393 | 36,590 | 33,200 | Estimated |
| | Total Reserve Allocations | 347,900 | 21.5% | 193,857 | 290,786 | 287,396 | |
| | Total Expenses and Reserve | 1,678,208 | 103.7% | 1,010,899 | 1,514,779 | 1,499,996 | |
| | Net Excess (Deficit) | (60,000) | | 9,924 | (98,136) | (73,116) | Planned 2009 budget deficit to limit increase in monthly assessment to \$12. |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |