


RANCHO GABRIELA 2010 OPERATING BUDGET
11/20/09


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	TOTAL
<u>INCOME</u>													
Residential Assessments	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 86,775	\$ 1,041,300
Delinquent Assessments	\$ 23,789	\$ 30,005	\$ 27,884	\$ 28,952	\$ 35,971	\$ 28,243	\$ 31,012	\$ 30,258	\$ 23,788	\$ 24,106	\$ 20,593	\$ 33,180	\$ 335,887
Misc. / Mailbox Income	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 480
TOTAL OPERATING INCOME	\$ 110,614	\$ 116,820	\$ 114,799	\$ 115,767	\$ 122,786	\$ 113,058	\$ 117,827	\$ 117,071	\$ 110,601	\$ 110,921	\$ 107,408	\$ 119,995	\$ 1,377,687
Reserve Transfer	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 72,000
TOTAL INCOME	\$ 104,614	\$ 110,820	\$ 108,799	\$ 109,767	\$ 118,786	\$ 107,058	\$ 111,827	\$ 111,071	\$ 104,601	\$ 104,921	\$ 101,408	\$ 113,995	\$ 1,305,687
<u>EXPENSES</u>													
<u>MAINTENANCE & REPAIR</u>													
Landscape Maint. Contract	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 36,258	\$ 435,088
Palm Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 4,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,520
Large Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Pest Control	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 680	\$ 8,160
Electrical and Lighting	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 210	\$ 2,520
Night Tour Contract	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Summer Patrol Service	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 3,000	\$ -	\$ -	\$ -	\$ 24,000
Power Wash Ramadas	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Graffiti / Vandalism Repairs	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 10,200
Playground Equipment Inspections	\$ 450	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 1,800
Playground Equipment Repairs	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 1,500
Xeriscape - Granite Replacement	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Misc. Sub-contractor Services	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 3,360
TOTAL MAINTENANCE & REPAIRS	\$ 39,353	\$ 38,553	\$ 93,553	\$ 48,003	\$ 46,073	\$ 44,553	\$ 45,353	\$ 44,553	\$ 41,553	\$ 39,003	\$ 47,553	\$ 38,553	\$ 566,666
<u>PARTS & SUPPLIES</u>													
Landscape Supplies	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 2,640
Sprinkler / Irrigation Parts	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 735	\$ 8,820
Fertilizer	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 10,000
Seed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree / Plant Replacement	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -
Monument Entrance Flowers	\$ -	\$ -	\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200	\$ -	\$ 6,400
Court Parts	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 400
Signs	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 400
Mailbox Parts/Repairs	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
TOTAL PARTS & SUPPLIES	\$ 3,705	\$ 1,005	\$ 1,005	\$ 6,205	\$ 5,205	\$ 1,005	\$ 3,705	\$ 1,005	\$ 1,005	\$ 3,705	\$ 7,705	\$ 1,005	\$ 31,260
<u>UTILITIES</u>													
Electricity	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 16,800
Water	\$ 6,590	\$ 5,053	\$ 5,994	\$ 5,669	\$ 13,852	\$ 29,227	\$ 43,278	\$ 56,960	\$ 56,470	\$ 32,888	\$ 33,878	\$ 26,509	\$ 316,366
TOTAL UTILITIES	\$ 7,990	\$ 6,453	\$ 7,394	\$ 7,069	\$ 15,252	\$ 30,627	\$ 44,676	\$ 58,360	\$ 57,870	\$ 34,288	\$ 35,278	\$ 27,909	\$ 333,166

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	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total
ADMINISTRATIVE													
Legal	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 16,200
Collections	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 14,508	\$ 174,096
Lien Expense	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 2,443	\$ 29,316
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ 70
Income Taxes	\$ -	\$ 3,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,358
Bank Charges	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 2,760
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Meeting Room Rental	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,000
Management	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 93,600
Insurance	\$ -	\$ 8,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,546
Record Storage Fee	\$ 52	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 376
Copies	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 7,800
Postage	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 686	\$ 8,232
Newsletters	\$ -	\$ 4,450	\$ -	\$ -	\$ 4,450	\$ -	\$ -	\$ 4,450	\$ -	\$ -	\$ 4,450	\$ -	\$ 17,800
Welcome Packets / Letterhead	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,200
Coupons	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Website	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 360
Audit (Review)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
TOTAL ADMINISTRATIVE	\$ 27,849	\$ 44,187	\$ 27,833	\$ 28,433	\$ 33,483	\$ 27,833	\$ 28,483	\$ 32,283	\$ 28,433	\$ 27,903	\$ 40,071	\$ 27,733	\$ 374,452

TOTAL OPERATING EXPENSES	\$ 78,897	\$ 90,188	\$ 129,785	\$ 89,710	\$ 100,013	\$ 104,018	\$ 122,217	\$ 136,201	\$ 128,861	\$ 104,899	\$ 130,607	\$ 99,200	\$ 1,305,534
NET OPERATING PROFIT/LOSS	\$ 25,717	\$ 20,622	\$ (20,986)	\$ 20,057	\$ 16,773	\$ 3,040	\$ (10,390)	\$ (25,130)	\$ (24,260)	\$ 22	\$ (29,199)	\$ 18,795	\$ 134
Reserve Contribution	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 72,000
Reserve Interest	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
NET PROFIT / LOSS	\$ 32,717	\$ 27,622	\$ (13,866)	\$ 27,057	\$ 23,773	\$ 10,040	\$ 6,650	\$ (18,130)	\$ (17,260)	\$ 7,022	\$ (22,199)	\$ 25,795	\$ 89,102

Signature:  Title: **PRESIDENT**

Signature:  Title: **TREASURER**

Date: 11/24/2009

Date: 11/24/2009

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Builder Absorption Schedule (for assessment purposes only)

	Feb. 2225	Mar. 2225	Apr. 2225	May 2225	Jun. 2225	Jul. 2225	Aug. 2225	Sep. 2225	Oct. 2225	Nov. 2225	Dec. 2225
Residential Lots Sold	0	0	0	0	0	0	0	0	0	0	0
Declarant Owned Lots	0	0	0	0	0	0	0	0	0	0	0
Builder Owned Lots	0	0	0	0	0	0	0	0	0	0	0
Richmond American	0	0	0	0	0	0	0	0	0	0	0
P.1	0	0	0	0	0	0	0	0	0	0	0
P.1	0	0	0	0	0	0	0	0	0	0	0
P.2	0	0	0	0	0	0	0	0	0	0	0
P.3	0	0	0	0	0	0	0	0	0	0	0
P.4	0	0	0	0	0	0	0	0	0	0	0
P.5	0	0	0	0	0	0	0	0	0	0	0
P.6	0	0	0	0	0	0	0	0	0	0	0
P.7	0	0	0	0	0	0	0	0	0	0	0
P.8	0	0	0	0	0	0	0	0	0	0	0
P.9	0	0	0	0	0	0	0	0	0	0	0
P.11	0	0	0	0	0	0	0	0	0	0	0
P.12	0	0	0	0	0	0	0	0	0	0	0
P.14*	0	0	0	0	0	0	0	0	0	0	0
P.15*	0	0	0	0	0	0	0	0	0	0	0
P.16*	0	0	0	0	0	0	0	0	0	0	0
P.17	0	0	0	0	0	0	0	0	0	0	0
P.18*	0	0	0	0	0	0	0	0	0	0	0
P.19	0	0	0	0	0	0	0	0	0	0	0
P.20	0	0	0	0	0	0	0	0	0	0	0
P.21	0	0	0	0	0	0	0	0	0	0	0
P.22	0	0	0	0	0	0	0	0	0	0	0
P.23*	0	0	0	0	0	0	0	0	0	0	0
P.24*	0	0	0	0	0	0	0	0	0	0	0
P.25*	0	0	0	0	0	0	0	0	0	0	0
Brown Family	0	0	0	0	0	0	0	0	0	0	0
Builder Total	0	0	0	0	0	0	0	0	0	0	0
Total	2225	2225	2225	2225	2225	2225	2225	2225	2225	2225	2225

* Sold plotted and engineered. Therefore all lots trigger an assessment obligation for the respective builder, as opposed to other Parcels being sold under rolling option agreements.

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NOTES / ASSUMPTIONS

Residential Assessments: No increase to assessment rate - remains at \$50.00 per lot, per month. Delinquency anticipated at current rate of 22%.
 Delinquent Assessments: Collection of past due assessments by Sentinel Servicing equal to 2009 actuals.
 Landscape Maintenance: Common area all phases including addition of parcels 11 & 17. No increase for 2010.
 Palm Tree Trimming: 113 palms x \$40.00 per palm.
 Large Tree Trimming: For large mature trees with heights in excess of 10ft.
 Summer Patrol Service: Cost for summer service 7 days at 4 hours per night to reduce vandalism costs.
 Xeriscape - Granite Replacement: Anticipated cost for next phase of turf reduction along Bullard Ave.
 Pest Control: Treatment applied at sports courts, ramadas and lot areas in all phases / gopher control for problem areas and seasonal scorpion treatments.
 Electrical and Lighting: Misc. repairs related to area, site and ground lighting. Includes inspection fee of \$60.00 per month to DECA Southwest.
 Seed Based upon 1,767,824 sq. ft. of turf all phases. NOT BUDGETED FOR 2010.
 Plants and Shrubs: Natural replacement due to attrition.
 Court Parts: Replace basketball / volleyball / soccer nets quarterly.
 Signs: Misc. signage repairs.
 Electricity: Irrigation controllers and various project lighting.
 Water: Irrigation - Projected cost on conservation plan with 20% increase over 2009 actuals.
 Legal: Advanced enforcement efforts related to infractions of the CC&R's.
 Collections: Collection fees associated with members whose assessment account falls 2 months or more in arrears.
 Bank Charges: Association banking and NSF fees charges.
 Meeting Room Rental: Annual and Board of Director meetings.
 Management: Per Contract - No increase for 2010.
 Record Storage Fee: Pass through cost for storage of records by number of boxes per month.
 Newsletters: Newsletter at a cost of \$2.00 each mailed 4 times per year.
 Coupons: \$3.50 x number of homeowners.
 Reserve: Contribution and expenses per 2005 Reserve Study. Update recommended for 2010.