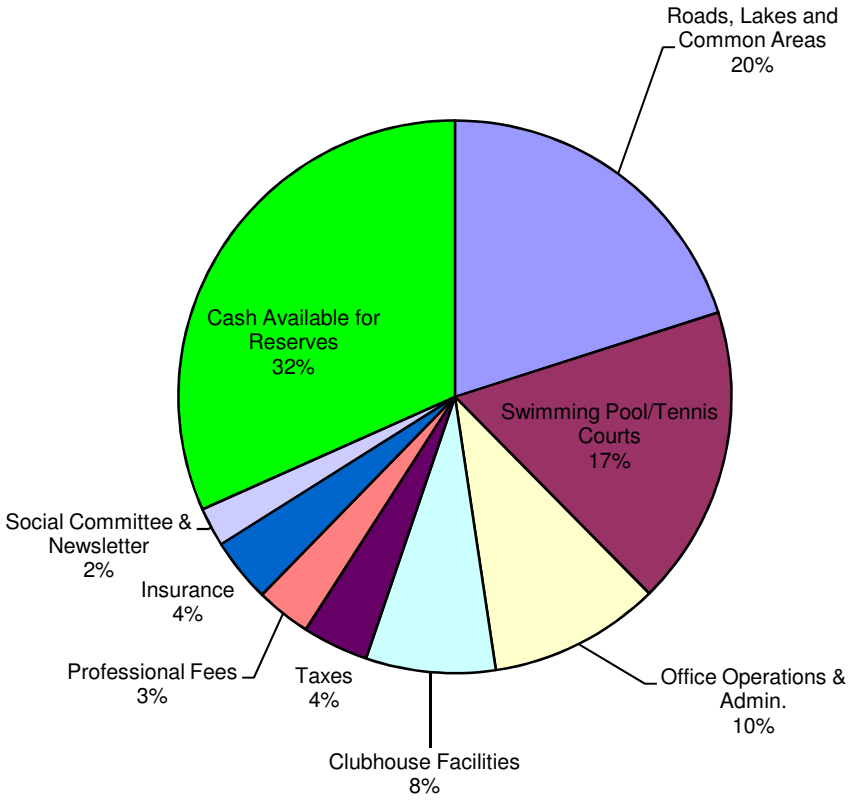
2010 FESHA OPERATING BUDGET SUMMARY

	2010 Budget	Notes		2009 Budget
INCOME				
Homeowner /Lot Owner Dues	$221,844	# 1		$200,000
Road Usage Fees	$1,500			$1,500
Capital Reserve Interest	$2,084	# 2		$3,780
Interest & Other Income/Expense	$5,085	# 3		$5,050
TOTAL INCOME	$230,513			$210,330
OPERATING EXPENSES				
Clubhouse Facilities Expense	$17,457	# 4		$16,025
Newsletter	$3,450			$2,300
Swimming Pool/Tennis Courts	$40,426	# 5		$34,761
Roads, Lakes and Common Areas	$46,244	# 6		$42,759
Social Committee	$1,800			$1,750
Office Expenses	$23,146	# 7		$22,441
Professional Fees	$7,425	# 8		$9,050
Insurance	$8,650	# 9		$8,750
Taxes	$8,915	# 10		$8,100
TOTAL OPERATING EXPENSES	$157,513			$145,936
INCOME IN EXCESS OF OPERATING EXPENSES	$73,000			$64,394
INCREASE IN CAPITAL EXPENDITURE RESERVES:		# 11		
Clubhouse Reserve	$5,250			$5,250
Drainage Reserve	$10,000			$25,500
Pool Reserve	$2,800			$2,800
Road Paving Reserve	$30,909			$30,909
Road Usage Fees	$1,500			$1,500
Tennis Court Reserve	$3,600			$3,600
Capital Reserve Interest	$2,084	# 12		$3,780
Operating Reserve	$17,000			
GROSS INCREASE IN RESERVES	$73,143			$73,339
MAJOR EXPENDITURES FROM RESERVES (2009):	TBD	# 13		
Drainage / Bridge Repair Utility Movement			*$30,641*	
Drainage Engineering/Design			*$6,300*	
Drainange Project / North Country Club Road			*$11,708*	
Repair of tennis court fencing			*$12,431*	
Clubhouse projects				
NET INCREASE IN RESERVES	$73,143			$73,339
OPERATING SURPLUS (DEFICIT)	($143)			($8,945)
Forecast / Actual Cash Balance at end of prior fiscal year	$159	# 14		$9,600
NET SURPLUS / DEFICIT	$16			$655

NOTES:

1 Assumes dues of $556 per lot times 399 lots.
2 Capital reserve interest broken out as separate line item and retained in account to build size of reserve funds. Not available for general expenditures.
3 Includes intersest income, sales of ice cream at pool, etc. Budget uses interest rate of 1.50%, excludes capital interest.
4 Updated for routine/required maintenance.
5 Uses proposed contract for IPM, option for self-operation; additional expenditure for routine repairs & equipment replacement.
6 Includes $3600 for routine road maintenance (crack / seal) to prolong life of roads, slight increase for added lot maintenance.
7 Incease for cost of living raise. Mileage expense reduced due to use of debit card.
8 Modest increase to attorney fees, estimate reduced for financial review vice full audit.
9 Reflects minor increase in premium, includes summer lifeguards workmen's compensation.
10 Reflects minor decrease in property taxes, increase in income tax.
11 Reflects CAM plan contributions to reserve accounts.
12 Interest earned by CAM reserves retained in reserve accounts.
13 2009 expenditures/invoices through October, 2009.
14 Net operating surplus from prior year brought forward to current budget year.

FESHA 2010 OPERATING EXPENSE BUDGET



2010 FESHA Approved Budget

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Ordinary Income/Expense														
Income														
4000	**Revenues**													
4010	Homeowner /Lotowner Dues	22,184	44,369		66,553			66,553			22,184			221,844
4020	Associate Member Dues	100				100	100							300
4030	Clubhouse Rentals	50	50	50	50	50	50	50	50	50	50	50	50	600
4040	Office Rental	75	75	75	75	75	75	75	75	75	75	75	75	900
4050	Newsletter/Directory Advertising	1,000	350			100			100			100		1,650
4060	Road Usage Fees			500			500				500			1,500
4070	Pool Fees / Guest						25	25	25					75
4080	Vending Machine Sales						10	10	10	10				40
4083	Ice Cream Sales					138	220	220	193					770
4090	Miscellaneous Income													-
4095	CAM Plan Reserve Interest	174	174	174	174	174	174	174	174	174	174	174	174	2,084
4097	Interest & Other Income/Expense	62	62	62	62	62	62	62	62	62	62	62	62	750
Total Revenues	**Total 4000**	**23,646**	**45,080**	**861**	**66,914**	**699**	**1,216**	**67,169**	**689**	**371**	**23,046**	**461**	**361**	**230,513**

2010 FESHA Approved Budget

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Expenses													
5000 Clubhouse Facilities Expense													
5010 Inspections						285							285
5021 Cleaning - Service	250	280	280	250	180	180	250	180	180	350	280	180	2,840
5025 Cleaning - Janitorial Supplies		100			100			100			100		400
5029 Clubhouse - Misc. Purchases			100			100			100			100	400
5030 Clubhouse - Repairs	300			800			800			800			2,700
5031 Clubhouse - Other													-
5040 Trash Removal			28			28			28			28	112
5051 Electric - Parking Lot Lights	35	35	35	35	35	35	35	35	35	35	35	35	420
5052 Electric - Entry Pond Lights	25	25	25	25	25	25	25	25	25	25	25	25	300
5053 Electric - Clubhouse	450	450	450	450	450	450	450	450	450	450	450	450	5,400
5070 Water & Sewer	170	170	170	170	170	420	420	450	450	170	170	170	3,100
5080 Gas Service	125	125	125	125	125	125	125	125	125	125	125	125	1,500
5090 Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Total 5000	**1,355**	**1,185**	**1,213**	**1,855**	**1,085**	**1,648**	**2,105**	**1,365**	**1,393**	**1,955**	**1,185**	**1,113**	**17,457**
5200 Communications													
5210 Newsletter - Postage			175			100			100			100	475
5220 Newsletter - Printing			550			450			450			450	1,900
5230 Directory - Printing & Postage		350	125										475
5240 FESHA Advertising			300			300							600
Total 5200	**-**	**350**	**1,150**	**-**	**-**	**550**	**-**	**-**	**550**	**-**	**-**	**550**	**3,450**
5300 Swimming Pool/Tennis Courts													
5320 Pool - Maintenance - Contract					1,700	1,000	1,250	1,000	800				5,750
5321 Pool - Chemicals					600	1,200	1,500	1,200	300				4,800
5322 Pool - Guard Pay & Taxes					432	4,320	4,464	3,600	648				13,464
5330 Pool - Equipment Repairs				3,000			500						3,500
5340 Pool - Supplies / Furnishings				800	50	50	50	50					1,000
5350 Pool - Water Testing					90	180	225	180	90				765
5357 Ice Cream Purchases (For resale)					125	200	200	175					700
5360 Contract minus (5320, 5321,5322)					-	-	-	-	-				6,547
5370 Miscellaneous Pool Exp.					250	50	50	50					400
5380 Tennis Courts				3,500									3,500
Total 5300	**-**	**-**	**-**	**7,300**	**3,247**	**7,000**	**8,239**	**6,255**	**1,838**	**-**	**-**	**-**	**40,426**

2010 FESHA Approved Budget

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
5400 Roads													
5410 Maintenance & Mowing				$3,310	$2,289	$3,310	$2,289	$3,310	$2,289	$3,106			19,903
5420 Road - Repairs										3,600			3,600
5430 Road - Snow Removal	3,065	2,743	1,211								1,211	2,422	10,651
5440 Lakes				3,245				3,245			400		6,890
5450 Weed/Mulch Common Areas			250	250	250		100		100				950
5460 Tree Removal/Common Areas		750		750		750			750				3,000
5470 Delinquent Lot Maintenance				100	100	100	100	100	100	100			700
5490 Misc. Landscaping / Lawn Service			200			200			150				550
Total 5400	**3,065**	**3,493**	**1,661**	**7,655**	**2,639**	**4,360**	**2,489**	**6,655**	**3,389**	**6,806**	**1,611**	**2,422**	**46,244**
5600 Social Committee	50	75	20	245	20	770	20	20	20	120	20	420	**1,800**
6000 Office Expenses													
6010 Payroll	1,298	1,254	1,371	1,371	1,298	1,298	1,371	1,298	1,371	1,298	1,298	1,443	15,965
6020 Supplies	75	75	75	75	75	75	75	75	75	75	75	75	900
6025 Equipment Rental			150			150			150			150	600
6027 Equipment Purchases													-
6030 Printing & Reproduction											250		250
6040 Postage/Freight	60	60	60	60	60	60	60	60	60	60	200	60	860
6051 Office - Phone / Fax Service	95	95	95	95	95	95	95	95	95	95	95	95	1,140
6053 Office - Long Distance Service	5	5	5	5	5	5	5	5	5	5	5	5	60
6054 Office - Internet Service	50	50	50	50	250	50	50	50	50	50	50	50	800
6060 Mileage	40	45	40	45	40	40	40	40	40	40	45	45	500
6190 Miscellaneous													-
6191 Computer Upgrade Hardware													-
6192 Computer Upgrade Software						275							275
6910 Payroll Taxes	146	141	154	154	146	146	154	146	154	146	146	162	1,796
Total 6000	**1,768**	**1,725**	**2,000**	**1,855**	**1,968**	**2,193**	**1,850**	**1,768**	**2,000**	**1,768**	**2,163**	**2,086**	**23,146**
6200 Professional Fees													
6210 Accounting					750		2,250						3,000
6220 Legal Fees	900	300		900			900			900			3,900
6250 Recording Fees	20	20	20	20	20	20	20	20	20	20	20	20	240
6260 Current Owner Search											75		75
6270 Trade Organizations													-
6290 Other Fees						50							50
7520 Bank Fees			40			40			40			40	160
Total 6200	**920**	**320**	**60**	**920**	**770**	**110**	**3,170**	**20**	**60**	**920**	**95**	**60**	**7,425**

2010 FESHA Approved Budget

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
6300 Insurance													
6310 Premises Property & Liability					6,100								6,100
6320 Worker's Compensation	110	110	110	110	110	-	-	-					550
6330 Directors' & Officers' Liability								2,000					2,000
Total 6300	**110**	**110**	**110**	**110**	**6,210**	**-**	**-**	**2,000**	**-**	**-**	**-**	**-**	**8,650**
6900 Taxes													
6980 Property Tax					3,400						3,400		6,800
6989 Income/ Other Taxes			921			594			300			300	2,115
6990 Other Misc. Tax													-
Total 6900	**-**	**-**	**921**	**-**	**3,400**	**594**	**-**	**-**	**300**	**-**	**3,400**	**300**	**8,915**
OPERATING SURPLUS (DEFICIT)	**16,378**	**37,822**	**(6,273)**	**46,974**	**(18,640)**	**(16,010)**	**49,297**	**(17,395)**	**(9,178)**	**11,476**	**(8,013)**	**(6,589)**	**73,000**
CAPITAL RESERVE ACCOUNT DEPOSITS													
7001 Clubhouse Reserve			5,250										5,250
7002 Drainage Reserve				10,000									10,000
7003 Pool Reserve			2,800										2,800
7004 Road Paving Reserve											30,909		30,909
7005 Road Usage Fee (Road Reserve)	-	-	500	-	-	500	-	-	-	500	-	-	1,500
7006 Tennis Court Reserve			3,600										3,600
7007 Contingency Reserve									17,000				17,000
7008 CAM Plan Interest	174	174	174	174	174	174	174	174	174	174	174	174	2,084
Total 7000	**174**	**174**	**12,324**	**10,174**	**174**	**674**	**174**	**174**	**17,174**	**674**	**31,083**	**174**	**73,143**
PRIOR YEAR UNDESIGNATED CASH													$159
NET OPERATING SURPLUS (DEFICIT)													**$16**
CAPITAL EXPENDITURES													
7010 Clubhouse Reserve													
7020 Drainage Reserve													
7030 Pool Reserve													
7040 Road Paving Reserve													
7050 Road Usage Fee (Road Reserve)													
7060 Tennis Court Reserve													
7070 Contingency Reserve													