

**THE VILLAGES OF RIO PINAR CLUB ASSN., LLC.**  
**APPROVED 2011 OPERATING BUDGET**  
**BASED UPON 361 HOMES**  
**JANUARY 1, 2011 - DECEMBER 31, 2011**

Acct # 76

**Annual Assessment per Home**

**Quarterly Payments \$160- Due: Jan 1, Apr 1, Jul 1 & Oct 1**

Capital Contributions: None

<b>ACCOUNT CODE</b>	<b>INCOME</b>	<b>2010 OPERATING BUDGET</b>	<b>2011 OPERATING BUDGET</b>
4000	Assessment Income	\$233,928	\$231,035
<b>TOTAL INCOME</b>		<b>\$ 233,928</b>	<b>\$ 231,035</b>
<b>UTILITIES EXPENSES</b>			
5210	Water and Sewer	\$ 2,000	\$ 1,985
5220	Electricity	\$ 22,000	\$ 20,000
5240	Telephone / Fax	\$ 1,500	\$ 900
<b>TOTAL UTILITIES EXPENSES</b>		<b>\$ 25,500</b>	<b>\$ 22,885</b>
<b>GENERAL OPERATING EXPENSES</b>			
5300	Landscape Maintenance Services	\$ 12,000	\$ 14,500
5315	Landscape Replacements	\$ 1,000	\$ 1,250
5320	Tree Trimming	\$ 1,000	\$ 500
5330	Pool Maintenance	\$ 7,700	\$ 6,500
5380	Janitorial / Clubhouse Cleaning	\$ 9,300	\$ 8,250
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 31,000</b>	<b>\$ 31,000</b>
<b>GENERAL REPAIRS AND MAINTENANCE EXPENSES</b>			
5470	Pool Equipment Repair	\$ 1,900	\$ 2,000
5510	Signs / Signage Repairs	\$ 500	\$ 250
5600	Rec Area Repairs & Maintenance	\$ 5,000	\$ 2,500
5690	Miscellaneous Supplies / Materials	\$ 5,000	\$ 1,500
5700	Vandalism & Theft	\$ 500	\$ 450
<b>TOTAL REPAIRS &amp; MAINT. EXPENSES</b>		<b>\$ 12,900</b>	<b>\$ 6,700</b>

**PROFESSIONAL SERVICES EXPENSES**

7000	Management Services	\$ 6,000	\$ 6,000
7020	Insurance: Property and Liability	\$ 11,000	\$ 10,500
7030	Insurance: D & O	\$ 2,150	\$ 2,150
7070	Security Services	\$ 3,000	\$ 7,000
7200	Legal Services	\$ 1,500	\$ 5,000
7220	Accounting Review/Audit/Taxes	\$ 1,500	\$ 1,500
7230	Mortgage Payable	\$ 123,000	\$ 123,000
<b>TOTAL PROFESSIONAL SERV. EXPENSES</b>		<b>\$ 148,150</b>	<b>\$ 155,150</b>

**ADMINISTRATIVE EXPENSES**

7425	Reserve Study	\$ -	\$ -
7430	Postage/Copies/Mailing Expenses	\$ 2,500	\$ 2,500
7680	Misc Fees Dues and Taxes	\$ 600	\$ 300
7470	License/Pool Permit/Misc	\$ 400	\$ 200
7490	Contingency for Unexp. Exp.	\$ 4,828	\$ 1,500
7170	Pest Control	\$ -	\$ 300
7280	Bad Debt	\$ -	\$ 3,400
7620	Bank Charges	\$ 50	\$ 100
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>\$ 8,378</b>	<b>\$ 8,300</b>

**RESERVES**

8100	Roof	\$ 1,000	\$ 500
8110	Basketball Court	\$ -	\$ 250
8120	Pool Resurfacing	\$ 1,000	\$ 1,000
8130	Pool Furniture	\$ 500	\$ 250
8140	Exercise Room	\$ 1,500	\$ 1,000
8200	General Contingency	\$ 4,000	\$ 4,000
<b>TOTAL RESERVES</b>		<b>\$ 8,000</b>	<b>\$ 7,000</b>

<b>TOTAL EXPENSES</b>	<b>\$ 225,928</b>	<b>\$ 224,035</b>
<b>TOTAL RESERVES</b>	<b>\$ 8,000</b>	<b>\$ 7,000</b>
<b>TOTAL BUDGET</b>	<b>\$ 233,928</b>	<b>\$ 231,035</b>

**2010 ASSESSMENT**

Total Amount ÷ 361 Homes ÷ 4 Qtr's =

**Payment Per Home Per Qtr \$ 162.00****2011 ASSESSMENT**

Total Amount ÷ 361 Homes ÷ 4 Qtr's =

**Payment Per Home Per Qtr \$ 160.00**

<b>2010 OPERATING BUDGET</b>	<b>2011 OPERATING BUDGET</b>
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