

**THE VILLAGES OF RIO PINAR (THE PRESERVE)
COMMUNITY ASSOCIATION, INC.
APPROVED 2011 COMMUNITY OPERATING BUDGET
BASED UPON 361 HOMES
JANUARY 1, 2011 - DECEMBER 31, 2011**

Acct # 75

2011 Annual Assessment per Home

Quarterly Payments \$240 - Due: Jan 1, Apr 1, Jul 1, Oct 1

Capital Contribution: None

ACCOUNT CODE	INCOME	2010 OPERATING BUDGET	2011 OPERATING BUDGET
4000	Maintenance Assessments	\$ 476,520	\$ 346,565
4400	Interest Income	\$ -	\$ -
????	Interest Allocation to Reserves	\$ -	\$ -
TOTAL INCOME		\$ 476,520	\$ 346,565

UTILITIES EXPENSES

5210	Water and Sewer	\$ 1,000	\$ 400
5220	Electricity	\$ 18,000	\$ 14,000
5230	Street Light Electricity	\$ 40,000	\$ 37,500
5240	Telephone (Gate Access)	\$ 2,000	\$ 2,600
5280	Cable TV	\$ 109,710	\$ -
TOTAL UTILITIES EXPENSES		\$ 170,710	\$ 54,500

OPERATING/MAINTENANCE EXPENSES

5300	Landscape Maintenance Services	\$ 90,000	\$ 94,000
5302	Landscape Maintenance-Vacant Lots	\$ 1,200	\$ 2,000
5310	Waterway Maintenance Services	\$ 7,000	\$ 6,500
5315	Landscape Replacements	\$ 1,700	\$ 2,000
5317	Mulch	\$ 10,000	\$ 10,000
5320	Tree Trimming	\$ 1,500	\$ 1,500
5350	Fountain Maintenance Services	\$ 2,500	\$ 3,000
5370	Pest Control	\$ 1,000	\$ 1,000
TOTAL OPERATING /MAINT. EXPENSES		\$ 114,900	\$ 120,000

GENERAL REPAIRS & MAINTENANCE EXPENSES

5335	Irrigation Repairs	\$ 5,000	\$ 10,000
5340	Electronic Gate Maint & Repairs	\$ 10,600	\$ 6,000
5500	Light Fixture/Bulb Replacement	\$ 600	\$ 250
5510	Signage Repairs	\$ 500	\$ 250
5560	Plumbing/ Electrical	\$ 400	\$ 250
5580	Pressure/Chemical Cleaning	\$ 1,000	\$ 500
5620	Roadway and Drainage	\$ 500	\$ 250
5630	Perimeter Wall Repairs	\$ 600	\$ 600
5640	General Repairs and Maint.	\$ 27,990	\$ 1,500
5890	Fountain Repairs	\$ 3,000	\$ 2,000
5910	Vandalism	\$ 500	\$ 500
TOTAL REPAIRS & MAINT. EXPENSES		\$ 50,690	\$ 22,100

ADMINISTRATION OF THE ASSOCIATION

7230	Reserve Study	\$ 2,500	\$ -
7280	Corp Report	\$ -	\$ 65
7430	Postage/Copies/Mailing	\$ 10,000	\$ 6,500
7450	Website Professional Services	\$ 300	\$ 250
7490	Contingency for Unexpected Expenses	\$ 3,000	\$ 500
7500	Meeting Rooms	\$ 200	\$ 200
7550	Social Committee Expense	\$ -	\$ 100
7680	Misc. Fees/Dues/Taxes	\$ 250	\$ 750
7990	Bad Debt Expense	\$ 10,000	\$ 10,000
TOTAL ADMINISTRATION EXPENSES		\$ 26,250	\$ 18,365

PROFESSIONAL FEES & SERVICES EXPENSES

7000	Professional Management Services	\$ 25,990	\$ 26,000
7020	Insurance: Property and Liability	\$ 11,000	\$ 12,500
	Directors and Officers	\$ 2,050	\$ 2,100
7200	Legal Fees	\$ 6,000	\$ 6,000
7220	Accounting Review/Audit/Taxes	\$ 3,000	\$ 2,750
TOTAL FEES & SERVICES EXPENSES		\$ 48,040	\$ 49,350

SECURITY EXPENSES

7080	Equipment Rental (Camera)	\$ 10,000	\$10,000
TOTAL SECURITY EXPENSES		\$ 10,000	\$ 10,000

RESERVES

8010	Paving Roads	\$ 36,000	\$ -
8020	Drainage	\$ 5,000	\$ -
8030	Entrance Gate Access System	\$ 1,000	\$ -
8040	Perimeter Walls	\$ 1,000	\$ -
8130	Road Engineer	\$ 1,000	\$ -
8200	General Reserve/Contingency	\$ 7,930	\$ 72,250
8220	Irrigation Repair and Replacement	\$ 2,000	\$ -
8230	Landscape Replacements	\$ 2,000	\$ -
TOTAL RESERVES		\$ 55,930	\$ 72,250

TOTAL EXPENSES \$ 420,590 \$ 274,315**TOTAL RESERVES \$ 55,930 \$ 72,250****TOTAL BUDGET \$ 476,520 \$ 346,565****2010 ASSESSMENT**

Total Amount ÷ 361 Homes ÷ 4 Qtr's =

Payment Per Home Per Qtr \$ 330.00**2011 ASSESSMENT**

Total Amount ÷ 361 Homes ÷ 4 Qtr's =

Payment Per Home Per Qtr \$ 240.00

2010 OPERATING BUDGET	2011 OPERATING BUDGET
--------------------------------------	--------------------------------------