

**THE VILLAGES OF RIO PINAR (THE PRESERVE)
 CLUB ASSOCIATION, INC.
 2013 APPROVED COMMUNITY OPERATING BUDGET - version 10/10/2012
 361 HOMES
 JANUARY 1, 2013 - DECEMBER 31, 2013**

Acct # 76

Units # 361

QUARTERLY PAYMENTS: \$209,380.00 ÷ 361 Homes ÷ 4 Quarters = \$145.00 Per Qtr

Due January 1, April 1, July 1, October 1

Capital Contribution: None

| ACCOUNT CODE INCOME | 2012 OPERATING BUDGET | ESTIMATE YEAR END 2012 | 2013 APPROVED BUDGET |
|---------------------------|-----------------------------|------------------------------|----------------------------|
| 4010 Assessment Income | \$ 216,350 | \$ 207,575 | \$ 209,380 |
| TOTAL INCOME | \$ 216,350 | \$ 207,575 | \$ 209,380 |

EXPENSES

UTILITIES

| | | | |
|------------------------|------------------|------------------|------------------|
| 5110 Water and Sewer | \$ 2,000 | \$ 1,965 | \$ 2,000 |
| 5220 Electricity | \$ 16,000 | \$ 16,000 | \$ 16,000 |
| 7170 Telephone / Fax | \$ 350 | \$ 860 | \$ 1,000 |
| TOTAL UTILITIES | \$ 18,350 | \$ 18,825 | \$ 19,000 |

| ACCOUNT CODE OPERATING/MAINTENANCE COSTS | 2012 OPERATING BUDGET | ESTIMATE YEAR END 2012 | 2013 APPROVED BUDGET |
|--|-----------------------------|------------------------------|----------------------------|
| 5310 Landcape Maintenance Services | \$ 6,000 | \$ 6,000 | \$ 6,000 |
| 5325 Tree Trimming | \$ 300 | \$ - | \$ 500 |
| 5335 Landscape Replacements | \$ 1,250 | \$ - | \$ 500 |
| 5610 Pool Maintenance | \$ 6,300 | \$ 7,430 | \$ 7,530 |
| 5635 Janitorial / Clubhouse Cleaning | \$ 9,300 | \$ 9,530 | \$ 9,750 |
| 5750 Pest Control | \$ 360 | \$ 360 | \$ 500 |
| TOTAL OPERATING /MAINTENANCE | \$ 23,510 | \$ 23,320 | \$ 24,780 |

GENERAL REPAIRS AND MAINTENANCE

| | | | |
|--|------------------|-----------------|------------------|
| 5620 Pool Equipment Repair | \$ 4,000 | \$ - | \$ 1,500 |
| 5631 Club House Maintenance & Repairs | \$ 8,190 | \$ 8,575 | \$ 9,500 |
| 5699 Misc Supplies / Materials | \$ 1,000 | \$ 210 | \$ 500 |
| 6030 Signs / Signage Repairs | \$ 250 | \$ - | \$ 250 |
| 6510 Vandalism & Theft | \$ 500 | \$ - | \$ 250 |
| TOTAL REPAIRS & MAINTENANCE | \$ 13,940 | \$ 8,785 | \$ 12,000 |

| ACCOUNT CODE | | 2012 OPERATING BUDGET | ESTIMATE YEAR END 2012 | 2013 APPROVED BUDGET |
|--|-------------------------------------|-----------------------|------------------------|----------------------|
| ADMINISTRATION OF THE ASSOCIATION | | | | |
| 5685 | License / Pool Permit / Misc | \$ 200 | \$ 370 | \$ 500 |
| 7060 | Reserve Study | \$ - | \$ - | \$ - |
| 7140 | Postage/Copies/Mailing | \$ 2,000 | \$ 1,920 | \$ 2,000 |
| 7180 | Contingency for Unexpected Expenses | \$ 500 | \$ - | \$ 500 |
| 7240 | Bank Charges | \$ 100 | \$ 20 | \$ 100 |
| 7250 | Misc Fees Dues and Taxes | \$ 300 | \$ 375 | \$ 500 |
| 7280 | Bad Debt Expense | \$ 2,000 | \$ 2,000 | \$ 2,000 |
| TOTAL ADMINISTRATION | | \$ 5,100 | \$ 4,685 | \$ 5,600 |

PROFESSIONAL FEES AND SERVICES

| | | | | |
|---------------------------|-----------------------------------|-------------------|-------------------|-------------------|
| 7010 | Professional Management Services | \$ 6,600 | \$ 6,600 | \$ 7,500 |
| 7020 | Insurance: Property and Liability | \$ 10,000 | \$ 8,745 | \$ 9,000 |
| 7030 | Directors and Officers | \$ 2,100 | \$ 2,065 | \$ 2,250 |
| 7040 | Legal Fees | \$ 1,500 | \$ 2,760 | \$ 1,500 |
| 7050 | Accounting Review/Audit/Taxes | \$ 1,500 | \$ 1,600 | \$ 1,750 |
| 7055 | Mortgage Payable | \$ 123,000 | \$ 123,000 | \$ 123,000 |
| 7510 | Access Control Services | \$ 4,000 | \$ 440 | \$ 1,000 |
| TOTAL PROFESSIONAL | | \$ 148,700 | \$ 145,210 | \$ 146,000 |

SECURITY EXPENSES

| | | | | |
|-----------------------|--|-------------|-------------|-------------|
| | | | | |
| TOTAL SECURITY | | \$ - | \$ - | \$ - |

RESERVES

| | | | | |
|-----------------------|-----------------------------|-------------------|-------------------|-------------------|
| 8040 | Exercise Room | \$ 1,000 | \$ 1,000 | \$ 500 |
| 8050 | General Reserve/Contingency | \$ 4,000 | \$ 4,000 | \$ 500 |
| 8210 | Pool Resurfacing | \$ 1,000 | \$ 1,000 | \$ 250 |
| 8220 | Pool Furniture | \$ - | \$ - | \$ - |
| 8240 | Basketball Court | \$ 250 | \$ 250 | \$ 250 |
| 8270 | Roof | \$ 500 | \$ 500 | \$ 500 |
| TOTAL RESERVES | | \$ 6,750 | \$ 6,750 | \$ 2,000 |
| TOTAL EXPENSES | | \$ 209,600 | \$ 200,825 | \$ 207,380 |
| TOTAL RESERVES | | \$ 6,750 | \$ 6,750 | \$ 2,000 |
| TOTAL BUDGET | | \$ 216,350 | \$ 207,575 | \$ 209,380 |

2012 ASSESSMENTS \$216,350 ÷ 361 HOMES ÷ 4 QUARTERS = \$150.00
\$ 150.00 PER HOME PER QUARTER

2013 ASSESSMENTS \$209,380 ÷ 361 HOMES ÷ 4 QUARTERS = \$145.00
\$ 145.00 PER HOME PER QUARTER