

**THE VILLAGES OF RIO PINAR (THE PRESERVE)
HOMEOWNERS ASSOCIATION, INC.
2014 APPROVED OPERATING BUDGET
361 HOMES
JANUARY 1, 2014 - DECEMBER 31, 2014**

Acct # 75

Units # 361

QUARTERLY PAYMENTS: \$267,140 ÷ 361 Homes ÷ 4 Quarters = \$185.00 Per Qtr

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

Capital Contribution: None

ACCOUNT CODE INCOME		2013 OPERATING BUDGET	2014 OPERATING BUDGET
4000	Maintenance Assessments	\$ 289,900	\$ 267,140
4998	Prior Years Retained Earnings	\$ -	\$ 63,660
TOTAL INCOME		\$ 289,900	\$ 330,800

EXPENSES

UTILITIES

5110	Water and Sewer	\$ 500	\$ 398
5220	Electricity	\$ 14,500	\$ 14,220
5230	Street Light Electricity	\$ 36,000	\$ 35,670
5240	Telephone (Gate Access)	\$ 1,800	\$ 2,100
5280	Cable TV	\$ -	
TOTAL UTILITIES		\$ 52,800	\$ 52,388

ACCOUNT CODE OPERATING/MAINTENANCE COSTS		2013 OPERATING BUDGET	2014 OPERATING BUDGET
5310	Landscape Maintenance Services	\$ 74,000	\$ 105,000
5316	Landscape Maintenance - Vacant Lots	\$ 500	\$ 500
5325	Tree Trimming	\$ 1,000	\$ 1,000
5335	Landscape Replacements	\$ 1,500	\$ 1,862
5340	Mulch	\$ 7,000	\$ 18,000
5350	Fountain Maintenance Services	\$ 5,500	\$ 4,000
5420	Irrigation Repairs	\$ 1,500	\$ 3,200
5599	Waterway Maintenance	\$ 4,800	\$ 4,800
5620	Roadway and Drainage	\$ 500	\$ 500
5630	Perimeter Wall Repair	\$ 500	\$ 500
5750	Pest Control	\$ 500	\$ 500
TOTAL OPERATING /MAINTENANCE		\$ 97,300	\$ 139,862

GENERAL REPAIRS AND MAINTENANCE

6020	Light Fixture/Bulb Replacement	\$ 1,700	\$ 1,500
6030	Signage Repairs	\$ 300	\$ 300
6040	Plumbing/ ELECTRICAL	\$ 250	\$ 250
6050	Pressure/Chemical Cleaning	\$ 1,500	\$ 2,000
6070	Wall Repair	\$ 600	\$ 600
6080	Fountain Repairs	\$ 2,500	\$ 2,500
6115	Electronic Gate Maint & Repairs	\$ 4,500	\$ 4,500
6340	Roadway & Drainage	\$ 250	\$ 250
6510	Vandalism	\$ 500	\$ 500
6599	General Repairs & Maint	\$ 2,500	\$ 2,500
TOTAL REPAIRS & MAINTENANCE		\$ 14,600	\$ 14,900

ACCOUNT CODE		2013 OPERATING BUDGET	2014 OPERATING BUDGET
ADMINISTRATION OF THE ASSOCIATION			
7060	Reserve Study	\$ -	\$ -
7070	Corp Report	\$ 275	\$ 250
7140	Copies/Coupons/Mailings	\$ 6,000	\$ 4,700
7160	Postage	\$ -	\$ 1,300
7170	Website Professional Services	\$ -	\$ -
7180	Contingency for Unexpected Expenses	\$ 1,000	\$ 1,000
7190	Meeting Rooms	\$ 200	\$ 200
7210	Social Committee Expense	\$ 500	\$ 500
7250	Misc. Fees/Dues/Taxes	\$ 750	\$ 750
7280	Bad Debt Expense	\$ 10,000	\$ 10,000
TOTAL ADMINISTRATION		\$ 18,725	\$ 18,700

PROFESSIONAL FEES AND SERVICES

7010	Professional Management Services	\$ 28,250	\$ 28,250
7020	Insurance: Property and Liability	\$ 12,375	\$ 7,750
7030	Directors and Officers	\$ 2,100	\$ 2,150
7040	Legal Fees	\$ 6,000	\$ 10,000
7050	Accounting Review/Audit/Taxes	\$ 2,750	\$ 1,800
TOTAL PROFESSIONAL		\$ 51,475	\$ 49,950

SECURITY EXPENSES

7560	Camera Repair & Maint	\$ 1,000	\$ 1,000
TOTAL SECURITY		\$ 1,000	\$ 1,000

RESERVES

8050	General Reserve/Contingency	\$ 54,000	\$ 54,000
8070	Entrance Gate Access System	\$ -	\$ -
8130	Irrigation Repair and Replacement	\$ -	\$ -
8140	Landscape Replacements	\$ -	\$ -
8180	Paving Roads	\$ -	\$ -
8190	Perimeter Walls	\$ -	\$ -
8260	Road Engineer	\$ -	\$ -
8290	Drainage	\$ -	\$ -
TOTAL RESERVES		\$ 54,000	\$ 54,000

TOTAL EXPENSES	\$ 235,900	\$ 276,800
TOTAL RESERVES	\$ 54,000	\$ 54,000
TOTAL BUDGET	\$ 289,900	\$ 330,800

2013 ASSESSMENTS \$289,900 ÷ 361 HOMES ÷ 4 QUARTERS = \$200.00
\$ 200.00 PER HOME PER QUARTER

2014 ASSESSMENTS \$267,140 ÷ 361 HOMES ÷ 4 QUARTERS = \$185.00
\$ 185.00 PER HOME PER QUARTER

Approved by the Board of Directors on 10/28/13