

**VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION INC  
PROPOSED 2017 BUDGET**

		<b>2016 APPROVED</b>	<b>2017 PROPOSED</b>
	<b>DESCRIPTION</b>	<b>BUDGET</b>	<b>BUDGET</b>
<b>INCOME</b>			
55110	CURRENT ASSESSMENTS	\$ 223,814.00	\$ 245,480.00
55120	INTEREST INCOME		
55122	OWNER FINANCE CHARGES		
55123	FINE		
55130	LATE FEE INCOME		
55136	GATE REMOTE INCOME		
55141	OWNER REIMBURSED LEGAL FEES		
55142	OWNER REIMBURSED ADMIN FEES		
55146	OWNER REIMBURSEDADMIN VIOLATION		
55150	PRIOR YEAR RETAINED EARNINGS	\$ 58,322.00	\$ -
	<b>TOTAL INCOME</b>	<b>\$ 282,136.00</b>	<b>\$ 245,480.00</b>
<b>EXPENSES</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
61050	Bad Debt	\$ 1,000.00	\$ 1,000.00
61100	Contingency for unexpected	\$ 250.00	\$ 250.00
61200	Copies/Coupon Mailing	\$ 900.00	\$ 1,000.00
61300	Corporate Report	\$ 62.00	\$ 250.00
61400	Meeting Rooms	\$ 200.00	\$ 250.00
61500	Misc Fees/Dues	\$ 1,500.00	\$ 4,500.00
61600	Postage	\$ 410.00	\$ 1,100.00
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 4,322.00</b>	<b>\$ 8,350.00</b>
<b>PROFESSIONAL FEES AND SERVICES</b>			
62100	Accounting Review Audit Taxes	\$ 1,100.00	\$ 2,000.00
62200	Insurance D&O	\$ 1,100.00	\$ 2,200.00
62300	Insurance Property and Liability	\$ 6,400.00	\$ 6,800.00
62400	Legal Fees	\$ 900.00	\$ 2,000.00
62500	Professional Management Services	\$ 22,800.00	\$ 28,160.00
	<b>TOTAL PROFESSIONAL FEES &amp; SERVICES</b>	<b>\$ 32,300.00</b>	<b>\$ 41,160.00</b>
<b>OPERATING COSTS</b>			
63200	Landscape Services	\$ 65,000.00	\$ 65,000.00
63250	Landscape Vacant Lot	\$ 200.00	\$ 200.00
63300	Landscape Replacement	\$ 800.00	\$ 1,500.00
63400	Mulch	\$ 19,200.00	\$ 19,200.00
63600	Pest Control & Fertilizer	\$ 26,542.00	\$ 18,000.00
63800	Tree Trimming	\$ 2,000.00	\$ 3,000.00
	<b>TOTAL OPERATING COSTS</b>	<b>\$ 113,742.00</b>	<b>\$ 106,900.00</b>

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MAINTENANCE AND REPAIR			
63050	Fountain Maintenance Services	\$ 3,300.00	\$ 3,300.00
63100	Irrigation Repairs	\$ 1,000.00	\$ 1,000.00
63500	Perimeter Wall Repairs	\$ 500.00	\$ 500.00
63700	Roadway, Drainage & Sidewalk	\$ 500.00	\$ 3,500.00
63900	Waterway Maintenance	\$ 4,800.00	\$ 4,800.00
70100	Fountain Repair	\$ 1,000.00	\$ 7,000.00
70200	Gate Maintenance and Repair	\$ 2,000.00	\$ 1,500.00
70300	General Maintenance and Repair	\$ 2,100.00	\$ 2,000.00
70400	Light Fixture and Repair	\$ 500.00	\$ 500.00
70500	Plumbing and Electrical	\$ 500.00	\$ 400.00
70600	Pressure / Chemical Cleaning	\$ 500.00	\$ 600.00
70700	Roadway & Drainage	\$ 250.00	\$ 250.00
70800	Signage Repairs	\$ 600.00	\$ 600.00
70900	Vandalism	\$ 250.00	\$ -
70950	Wall Repair	\$ 250.00	\$ -
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>\$ 18,050.00</b>	<b>\$ 25,950.00</b>
UTILITIES			
75200	Electricity	\$ 9,000.00	\$ 11,500.00
75300	Electricity Street Lights	\$ 45,000.00	\$ 46,000.00
75400	Telephone (gate Access)	\$ 200.00	\$ 1,200.00
75500	Water & Sewer	\$ 200.00	\$ 200.00
	<b>TOTAL UTILITIES</b>	<b>\$ 54,400.00</b>	<b>\$ 58,900.00</b>
SECURITY			
77100	Camera Repair & Maintenance	\$ 1,000.00	\$ 1,500.00
	<b>TOTAL SECURITY</b>	<b>\$ 1,000.00</b>	<b>\$ 1,500.00</b>
<b>TOTAL EXPENSES</b>		<b>\$ 223,814.00</b>	<b>\$ 242,760.00</b>
RESERVE TRANSFER			
85000	Reserve Contribution	\$ 50,000.00	\$ 2,720.00
	<b>TOTAL RESERVE TRANSFER</b>	<b>\$ 50,000.00</b>	<b>\$ 2,720.00</b>
	<b>EXPENSES AFTER RESERVE TRANSFER</b>	<b>\$ 273,814.00</b>	<b>\$ 245,480.00</b>
	Current Year Net Income/(Loss)	\$ 8,322.00	\$ -

**2016 Dues 155**

**2017 Dues 170**