

**THE VILLAGES OF RIO PINAR (THE PRESERVE)
COMMUNITY ASSOCIATION, INC.
2012 OPERATING BUDGET
BASED UPON 361 HOMES
JANUARY 1, 2012 - DECEMBER 31, 2012**

Acct # 75

2012 Annual Assessment per Home

Quarterly Payments \$225 - Due: Jan 1, Apr 1, Jul 1, Oct 1

Capital Contribution: None

ACCOUNT CODE	INCOME	2011 OPERATING BUDGET	2012 OPERATING BUDGET
4010	Maintenance Assessments	\$ 346,565	\$ 324,905
TOTAL INCOME		\$ 346,565	\$ 324,905
UTILITIES EXPENSES			
5110	Water and Sewer	\$ 400	\$ 700
5220	Electricity	\$ 14,000	\$ 14,000
5230	Street Light Electricity	\$ 37,500	\$ 36,000
5240	Telephone (Gate Access)	\$ 2,600	\$ 2,000
5280	Cable TV	\$ -	\$ -
TOTAL UTILITIES EXPENSES		\$ 54,500	\$ 52,700
OPERATING/MAINTENANCE EXPENSES			
5310	Landscape Maintenance Services	\$ 94,000	\$ 74,000
5316	Landscape Maintenance-Vacant Lots	\$ 2,000	\$ 500
5325	Tree Trimming	\$ 1,500	\$ 1,500
5335	Landscape Replacements	\$ 2,000	\$ 2,500
5340	Mulch	\$ 10,000	\$ 7,000
5350	Fountain Maintenance Services	\$ 3,000	\$ 4,000
5420	Irrigation Repairs	\$ 10,000	\$ 5,000
5599	Waterway Maintenance Services	\$ 6,500	\$ 7,000
5750	Pest Control	\$ 1,000	\$ 700
TOTAL OPERATING /MAINT. EXPENSES		\$ 130,000	\$ 102,200
GENERAL REPAIRS & MAINTENANCE EXPENSES			
6020	Light Fixture/Bulb Replacement	\$ 250	\$ 2,000
6030	Signage Repairs	\$ 250	\$ 250
6040	Plumbing/ Electrical	\$ 250	\$ 250
6050	Pressure/Chemical Cleaning	\$ 500	\$ 3,500
6070	Perimeter Wall Repairs	\$ 600	\$ 600
6080	Fountain Repairs	\$ 2,000	\$ 2,000
6115	Electronic Gate Maint & Repairs	\$ 6,000	\$ 6,000
6340	Roadway and Drainage	\$ 250	\$ 250
6510	Vandalism	\$ 500	\$ 1,500
6599	General Repairs and Maint.	\$ 1,500	\$ 1,500
TOTAL REPAIRS & MAINT. EXPENSES		\$ 12,100	\$ 17,850

ADMINISTRATION OF THE ASSOCIATION

7060	Reserve Study	\$ -	\$ -
7070	Corp Report	\$ 65	\$ 70
7140	Postage/Copies/Mailing	\$ 6,500	\$ 6,000
7170	Website Professional Services	\$ 250	\$ -
7180	Contingency for Unexpected Expenses	\$ 500	\$ 3,725
7190	Meeting Rooms	\$ 200	\$ 200
7210	Social Committee Expense	\$ 100	\$ 100
7250	Misc. Fees/Dues/Taxes	\$ 750	\$ 750
7280	Bad Debt Expense	\$ 10,000	\$ 10,000
TOTAL ADMINISTRATION EXPENSES		\$ 18,365	\$ 20,845

PROFESSIONAL FEES & SERVICES EXPENSES

7010	Professional Management Services	\$ 26,000	\$ 27,075
7020	Insurance: Property and Liability	\$ 12,500	\$ 12,375
7030	Directors and Officers	\$ 2,100	\$ 2,100
7040	Legal Fees	\$ 6,000	\$ 12,260
7050	Accounting Review/Audit/Taxes	\$ 2,750	\$ 2,750
TOTAL FEES & SERVICES EXPENSES		\$ 49,350	\$ 56,560

SECURITY EXPENSES

7560	Camera Repair & Maint	\$10,000	\$2,500
TOTAL SECURITY EXPENSES		\$ 10,000	\$ 2,500

RESERVES

8050	General Reserve/Contingency	\$ 72,250	\$ 72,250
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		\$ 72,250	\$ 72,250

TOTAL EXPENSES	\$ 274,315	\$ 252,655
TOTAL RESERVES	\$ 72,250	\$ 72,250
TOTAL BUDGET	\$ 346,565	\$ 324,905

Payment Per Home Per Qtr \$ 240.00 \$ 225.00

2011 ASSESSMENTS

\$346,565 ÷ 361 Homes ÷ 4 Qtr's = \$240.00

2012 ASSESSMENTS

\$324,905 ÷ 361 Homes ÷ 4 Qtr's = \$225.00