

**THE VILLAGES OF RIO PINAR CLUB ASSN., LLC.**  
**2012 OPERATING BUDGET**  
**BASED UPON 361 HOMES**  
**JANUARY 1, 2012 - DECEMBER 31, 2012**

Acct # 76

**Annual Assessment per Home**

**Quarterly Payments \$150- Due: Jan 1, Apr 1, Jul 1 & Oct 1**

Capital Contributions: None

<b>ACCOUNT CODE INCOME</b>		<b>2011 OPERATING BUDGET</b>	<b>2012 OPERATING BUDGET</b>
4010	Assessment Income	\$231,035	\$216,600
<b>TOTAL INCOME</b>		<b>\$ 231,035</b>	<b>\$ 216,600</b>
<b>UTILITIES EXPENSES</b>			
5110	Water and Sewer	\$ 1,985	\$ 2,000
5220	Electricity	\$ 20,000	\$ 16,000
7170	Telephone / Fax	\$ 900	\$ 350
<b>TOTAL UTILITIES EXPENSES</b>		<b>\$ 22,885</b>	<b>\$ 18,350</b>
<b>GENERAL OPERATING EXPENSES</b>			
5310	Landscape Maintenance Services	\$ 14,500	\$ 6,000
5325	Tree Trimming	\$ 500	\$ 300
5335	Landscape Replacements	\$ 1,250	\$ 1,500
5610	Pool Maintenance	\$ 6,500	\$ 6,300
5635	Janitorial / Clubhouse Cleaning	\$ 8,250	\$ 9,300
5750	Pest Control	\$ 300	\$ 360
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 31,300</b>	<b>\$ 23,760</b>
<b>GENERAL REPAIRS AND MAINTENANCE EXPENSES</b>			
5620	Pool Equipment Repair	\$ 2,000	\$ 4,000
5631	Club House Repairs & Maintenance	\$ 2,500	\$ 8,190
5699	Miscellaneous Supplies / Materials	\$ 1,500	\$ 1,000
6030	Signs / Signage Repairs	\$ 250	\$ 250
6510	Vandalism & Theft	\$ 450	\$ 500
<b>TOTAL REPAIRS &amp; MAINT. EXPENSES</b>		<b>\$ 6,700</b>	<b>\$ 13,940</b>
<b>PROFESSIONAL SERVICES EXPENSES</b>			
7010	Management Services	\$ 6,000	\$ 6,600
7020	Insurance: Property and Liability	\$ 10,500	\$ 10,000
7030	Insurance: D & O	\$ 2,150	\$ 2,100
7040	Legal Services	\$ 5,000	\$ 1,500
7050	Accounting Review/Audit/Taxes	\$ 1,500	\$ 1,500
7055	Mortgage Payable	\$ 123,000	\$ 123,000
7510	Security Services	\$ 7,000	\$ 4,000
<b>TOTAL PROFESSIONAL SERV. EXPENSES</b>		<b>\$ 155,150</b>	<b>\$ 148,700</b>



**ADMINISTRATIVE EXPENSES**

5685	License/Pool Permit/Misc	\$ 200	\$ 200
7060	Reserve Study	\$ -	\$ -
7140	Postage/Copies/Mailing Expenses	\$ 2,500	\$ 2,000
7180	Contingency for Unexp. Exp.	\$ 1,500	\$ 500
7240	Bank Charges	\$ 100	\$ 100
7250	Misc Fees Dues and Taxes	\$ 300	\$ 300
7280	Bad Debt	\$ 3,400	\$ 2,000
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>\$ 8,000</b>	<b>\$ 5,100</b>

**RESERVES**

8040	Exercise Room	\$ 1,000	\$ 1,000
8050	General Contingency	\$ 4,000	\$ 4,000
8210	Pool Resurfacing	\$ 1,000	\$ 1,000
8220	Pool Furniture	\$ 250	\$ -
8240	Basketball Court	\$ 250	\$ 250
8270	Roof	\$ 500	\$ 500
<b>TOTAL RESERVES</b>		<b>\$ 7,000</b>	<b>\$ 6,750</b>

<b>TOTAL EXPENSES</b>	<b>\$ 224,035</b>	<b>\$ 209,850</b>
<b>TOTAL RESERVES</b>	<b>\$ 7,000</b>	<b>\$ 6,750</b>
<b>TOTAL BUDGET</b>	<b>\$ 231,035</b>	<b>\$ 216,600</b>

**Payment Per Home Per Qtr** \$ 160.00 \$ 150.00

**2011 ASSESSMENTS**

\$231,035 ÷ 361 Homes ÷ 4 Qtr's = \$160.00

**2012 ASSESSMENTS**

\$216,600 ÷ 361 Homes ÷ 4 Qtr's = \$150.00