

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

Acct # 75  
Units # 361  
QUARTERLY PAYMENTS: \$288,800.00 ÷ 361 Homes ÷ 4 Quarters = \$200.00 Per Qtr  
Due January 1, April 1, July 1, October 1  
Capital Contribution: None

<b>ACCOUNT CODE</b>	<b>INCOME</b>	<b>2012 OPERATING BUDGET</b>	<b>ESTIMATE YEAR END 2012</b>	<b>2013 APPROVED BUDGET</b>
4000	Maintenance Assessments	\$ 324,905	\$ 297,489	\$ 288,800
<b>TOTAL INCOME</b>		<b>\$ 324,905</b>	<b>\$ 297,489</b>	<b>\$ 288,800</b>

**EXPENSES**

<b>UTILITIES</b>				
<b>ACCOUNT CODE</b>		<b>2012 OPERATING BUDGET</b>	<b>ESTIMATE YEAR END 2012</b>	<b>2013 APPROVED BUDGET</b>
5110	Water and Sewer	\$ 700	\$ 310	\$ 500
5220	Electricity	\$ 14,000	\$ 14,165	\$ 14,500
5230	Street Light Electricity	\$ 36,000	\$ 34,605	\$ 36,000
5240	Telephone (Gate Access)	\$ 2,000	\$ 1,760	\$ 1,800
5280	Cable TV	\$ -	\$ -	\$ -
<b>TOTAL UTILITIES</b>		<b>\$ 52,700</b>	<b>\$ 50,840</b>	<b>\$ 52,800</b>

<b>ACCOUNT CODE</b>	<b>OPERATING/MAINTENANCE COSTS</b>	<b>2012 OPERATING BUDGET</b>	<b>ESTIMATE YEAR END 2012</b>	<b>2013 APPROVED BUDGET</b>
5310	Landscape Maintenance Services	\$ 74,000	\$ 74,000	\$ 74,000
5316	Landscape Maintenance - Vacant Lots	\$ 500	\$ -	\$ 500
5325	Tree Trimming	\$ 1,500	\$ -	\$ 1,000
5335	Landscape Replacements	\$ 2,500	\$ -	\$ 1,500
5340	Mulch	\$ 7,000	\$ -	\$ 7,000
5350	Fountain Maintenance Services	\$ 4,000	\$ 5,490	\$ 5,500
5420	Irrigation Repairs	\$ 5,000	\$ 4,350	\$ 1,500
5599	Waterway Maintenance	\$ 7,000	\$ 4,800	\$ 4,800
5750	Pest Control	\$ 700	\$ -	\$ 500
<b>TOTAL OPERATING / MAINTENANCE</b>		<b>\$ 102,200</b>	<b>\$ 88,640</b>	<b>\$ 96,300</b>

**GENERAL REPAIRS AND MAINTENANCE**

6020	Light Fixture/Bulb Replacement	\$ 2,000	\$ 1,670	\$ 1,700
6030	Signage Repairs	\$ 250	\$ 280	\$ 300
6040	Plumbing/ ELECTRICAL	\$ 250	\$ -	\$ 250
6050	Pressure/Chemical Cleaning	\$ 3,500	\$ 870	\$ 1,500
6070	Perimeter Wall Repairs	\$ 600	\$ -	\$ 500
6080	Fountain Repairs	\$ 2,000	\$ 2,610	\$ 2,500
6115	Electronic Gate Maint & Repairs	\$ 6,000	\$ 4,440	\$ 4,500
6340	Roadway & Drainage	\$ 250	\$ -	\$ 250
6510	Vandalism	\$ 1,500	\$ -	\$ 500
6599	General Repairs & Maint	\$ 1,500	\$ 2,345	\$ 2,500
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>\$ 17,850</b>	<b>\$ 12,215</b>	<b>\$ 14,500</b>

ACCOUNT CODE		2012 OPERATING BUDGET	ESTIMATE YEAR END 2012	2013 APPROVED BUDGET
<b>ADMINISTRATION OF THE ASSOCIATION</b>				
7060	Reserve Study	\$ -	\$ -	\$ -
7070	Corp Report	\$ 70	\$ 185	\$ 275
7140	Postage/Copies/Mailing	\$ 6,000	\$ 5,790	\$ 6,000
7170	Website Professional Services	\$ -	\$ -	\$ -
7180	Contingency for Unexpected Expenses	\$ 3,725	\$ 445	\$ 1,000
7190	Meeting Rooms	\$ 200	\$ 200	\$ 200
7210	Social Committee Expense	\$ 100	\$ 100	\$ 500
7250	Misc. Fees/Dues/Taxes	\$ 750	\$ -	\$ 750
7280	<b>Bad Debt Expense</b>	\$ 10,000	\$ 10,000	\$ 10,000
<b>TOTAL ADMINISTRATION</b>		<b>\$ 20,845</b>	<b>\$ 16,720</b>	<b>\$ 18,725</b>
<b>PROFESSIONAL FEES AND SERVICES</b>				
7010	Professional Management Services	\$ 27,075	\$ 27,075	\$ 28,250
7020	Insurance: Property and Liability	\$ 12,375	\$ 12,375	\$ 12,375
7030	Directors and Officers	\$ 2,100	\$ 2,100	\$ 2,100
7040	Legal Fees	\$ 12,260	\$ 12,260	\$ 6,000
7050	Accounting Review/Audit/Taxes	\$ 2,750	\$ 2,750	\$ 2,750
<b>TOTAL PROFESSIONAL</b>		<b>\$ 56,560</b>	<b>\$ 56,560</b>	<b>\$ 51,475</b>
<b>SECURITY EXPENSES</b>				
7560	Camera Repair & Maint	\$ 2,500	\$ 264	\$ 1,000
<b>TOTAL SECURITY</b>		<b>\$ 2,500</b>	<b>\$ 264</b>	<b>\$ 1,000</b>
<b>RESERVES</b>				
8050	General Reserve/Contingency	\$ 72,250	\$ 72,250	\$ 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	\$ -	\$ -	\$ -
<b>TOTAL RESERVES</b>		<b>\$ 72,250</b>	<b>\$ 72,250</b>	<b>\$ 54,000</b>
<b>TOTAL EXPENSES</b>		<b>\$ 252,655</b>	<b>\$ 225,239</b>	<b>\$ 234,800</b>
<b>TOTAL RESERVES</b>		<b>\$ 72,250</b>	<b>\$ 72,250</b>	<b>\$ 54,000</b>
<b>TOTAL BUDGET</b>		<b>\$ 324,905</b>	<b>\$ 297,489</b>	<b>\$ 288,800</b>

**2012 ASSESSMENTS**     $\$324,905 \div 361 \text{ HOMES} \div 4 \text{ QUARTERS} = \$225.00$   
**\$ 225.00 PER HOME PER QUARTER**

**2013 ASSESSMENTS**     $\$288,800 \div 361 \text{ HOMES} \div 4 \text{ QUARTERS} = \$200.00$   
**\$ 200.00 PER HOME PER QUARTER**