

THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, INC.
2014 APPROVED OPERATING BUDGET
361 HOMES
JANUARY 1, 2014 - DECEMBER 31, 2014

Acct # 76

Units # 361

QUARTERLY PAYMENTS: \$202,160 ÷ 361 Homes ÷ 4 Quarters = \$140.00 Per Quarter

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

Capital Contribution: None

ACCOUNT CODE INCOME		2013 OPERATING BUDGET	2014 OPERATING BUDGET
4010	Assessment Income	\$ 209,380	\$ 202,160
4998	Prior Years Retained Earnings	\$ -	\$ 3,112
TOTAL INCOME		\$ 209,380	\$ 205,272

**EXPENSES
UTILITIES**

5110	Water and Sewer	\$ 2,000	\$ 2,000
5220	Electricity	\$ 16,000	\$ 14,000
7170	Telephone / Fax	\$ 1,000	\$ 600
TOTAL UTILITIES		\$ 19,000	\$ 16,600

ACCOUNT CODE OPERATING/MAINTENANCE COSTS		2013 OPERATING BUDGET	2014 OPERATING BUDGET
5310	Landscape Maintenance Services	\$ 6,000	\$ 12,000
5325	Tree Trimming	\$ 500	\$ 500
5335	Landscape Replacements	\$ 500	\$ 1,092
5610	Pool Maintenance	\$ 7,530	\$ 7,530
5635	Janitorial / Clubhouse Cleaning	\$ 9,750	\$ 9,750
5750	Pest Control	\$ 500	\$ 500
TOTAL OPERATING / MAINTENANCE		\$ 24,780	\$ 31,372

GENERAL REPAIRS AND MAINTENANCE

5620	Pool Equipment Repair	\$ 1,500	\$ 1,500
5631	Club House Maintenance & Repairs	\$ 9,500	\$ 9,500
5699	Misc Supplies / Materials	\$ 500	\$ 500
6030	Signs / Signage Repairs	\$ 250	\$ 250
6510	Vandalism & Theft	\$ 250	\$ 250
TOTAL REPAIRS & MAINTENANCE		\$ 12,000	\$ 12,000

ACCOUNT CODE		2013 OPERATING BUDGET	2014 OPERATING BUDGET
ADMINISTRATION OF THE ASSOCIATION			
5685	License / Pool Permit / Misc	\$ 500	\$ 700
7060	Reserve Study	\$ -	\$ -
7140	Copies/Coupons/Mailings	\$ 2,000	\$ 1,500
7160	Postage	\$ -	\$ 500
7180	Contingency for Unexpected Expenses	\$ 500	\$ 500
7240	Bank Charges	\$ 100	\$ 100
7250	Misc Fees Dues and Taxes	\$ 500	\$ 500
7280	Bad Debt Expense	\$ 2,000	\$ 2,000
TOTAL ADMINISTRATION		\$ 5,600	\$ 5,800

PROFESSIONAL FEES AND SERVICES			
7010	Professional Management Services	\$ 7,500	\$ 7,500
7020	Insurance: Property and Liability	\$ 9,000	\$ -
7030	Directors and Officers	\$ 2,250	\$ -
7040	Legal Fees	\$ 1,500	\$ 4,200
7050	Accounting Review/Audit/Taxes	\$ 1,750	\$ 1,800
7055	Mortgage Payable	\$ 123,000	\$ 123,000
7510	Access Control Services	\$ 1,000	\$ 1,000
TOTAL PROFESSIONAL		\$ 146,000	\$ 137,500

SECURITY EXPENSES			
7510	Security Services	\$ -	
TOTAL SECURITY		\$ -	

RESERVES			
8040	Exercise Room	\$ 500	\$ -
8050	General Reserve/Contingency	\$ 500	\$ 2,000
8210	Pool Resurfacing	\$ 250	\$ -
8220	Pool Furniture	\$ -	\$ -
8240	Basketball Court	\$ 250	\$ -
8270	Roof	\$ 500	\$ -
TOTAL RESERVES		\$ 2,000	\$ 2,000
TOTAL EXPENSES		\$ 207,380	\$ 203,272
TOTAL RESERVES		\$ 2,000	\$ 2,000
TOTAL BUDGET		\$ 209,380	\$ 205,272

2013 ASSESSMENTS

\$209,380 ÷ 361 HOMES ÷ 4 QUARTERS = \$145.00 PER HOME PER QUARTER

2014 ASSESSMENTS

\$202,160 ÷ 361 HOMES ÷ 4 QUARTERS = \$140.00 PER HOME PER QUARTER

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