

**ROYAL PINES HOMEOWNERS ASSOC.
PROPOSED ANNUAL OPERATING BUDGET
FOR THE PERIOD JANUARY 1 - DECEMBER 31, 2009**

G/L#	REVENUE	2008 ANNUAL	ACTUAL 07/31/2008	PROJECTED 12/31/2008	2009 ANNUAL	MONTH	QTRLY PER UNIT 97
4110	ASSOCIATION FEES	115,334	70,974	115,334 *	115,334	9,611	297.25
4113	COLLECTION FEES	0	625	1,071	0	0	0.00
4114	LATE FEES/INTEREST INC.	0	441	756	0	0	0.00
4410	INTEREST INCOME	0	0	0	0	0	0.00
4910	MISCELLANEOUS INCOME	0	27	27	0	0	0.00
4955	VIOLATIONS	0	1,000	1,700 *	0	0	0.00
8110	TRANSFER TO REPLACEMENT	(22,176)	(16,632)	(22,176) *	(22,176)	(1,848)	(57.15)
	TOTAL REVENUE	93,158	56,435	96,712	93,158	7,763	240.10
	EXPENSES						
	GENERAL AND ADMINISTRATIVE						
5005	ACCOUNTING & TAX PREPARATION	325	150	150 *	500	42	1.29
5020	BAD DEBT EXPENSE (Recommended for 2009)	0	0	0	1,500	125	3.87
5120	INSURANCE	4,400	2,006	3,778 *	4,000	333	10.31
5130	LEGAL	3,000	305	523	2,000	167	5.15
5135	LICENSES, TAXES & FEES	61	61	61 *	62	5	0.16
5140	MANAGEMENT FEES	8,125	4,739	8,125	8,125	677	20.94
5160	OFFICE SUPPLIES/PHONE/POSTAGE	2,000	879	1,506	2,000	167	5.15
	RESERVE STUDY UPDATE	650	0	0	0	0	0.00
	TOTAL GENERAL AND ADMINISTRATIVE	18,561	8,140	14,143	18,187	1,516	46.87
	LANDSCAPING						
6010	LAWN MAINTENANCE CONTRACT	33,504	19,544	33,504	33,504	2,792	86.35
6020	LANDSCAPE/STORM DAMAGE REMEDIATION	5,000	4,280	5,000 *	5,000	417	12.89
6050	IRRIGATION MAINTENANCE & REPAIRS	4,200	3,651	6,259	4,500	375	11.60
6080	LOT MOWING/CLEAN UP	1,000	0	0	1,000	83	2.58
6095	TREE FERTILIZATION	0	0	0 *	0	0	0.00
	TOTAL LANDSCAPING	43,704	27,475	44,763	44,004	3,667	113.41
	REPAIRS & MAINTENANCE						
6540	MAINTENANCE PERSONNEL	2,560	936	1,605	1,800	150	4.64
6530	ENTRY & DIRECTIONAL SIGNAGE	785	0	0	0	0	0.00
6535	MISCELLANEOUS REPAIRS & MAINT.	2,000	721	1,237	2,000	167	5.15
6580	STREET & LIGHT FIXTURES	6,200	3,861	7,316 *	6,300	525	16.24
6585	STREET SWEEP/PRESSURE WASH	3,500	0	3,500 *	3,000	250	7.73
	TOTAL REPAIRS & MAINTENANCE	15,045	5,518	13,658	13,100	1,092	33.76
	SECURITY						
7505	MONITORING FEES	8,548	4,541	7,785	8,548	712	22.03
	TOTAL SECURITY	8,548	4,541	7,785	8,548	712	22.03
	UTILITIES						
7040	ELECTRIC	7,300	3,152	5,404	5,900	492	15.21
	TOTAL UTILITIES	7,300	3,152	5,404	5,900	492	15.21
	TOTAL OPERATING EXPENSES	93,158	48,827	85,753	89,739	7,479	231.29
	CURRENT YEAR SURPLUS(DEFICIT)	0	7,608	10,959	3,419	284	8.81
	BEGINNING FUND BALANCE	11,323	11,323	11,323	22,283		
	INTERFUND TRANSFER			0	0		
	ENDING FUND BALANCE	11,323	18,931	22,283	25,702		

* Projected using Non-formula calculations - See GL Detail Report for more information

** Projected no expense for line item, however, there may be planned expenses.

Authorized Board Member Signature