

**ROYAL PINES HOMEOWNERS ASSOC.
APPROVED ANNUAL OPERATING BUDGET
FOR THE PERIOD JANUARY 1 - DECEMBER 31, 2010**

G/L#	REVENUE	2009 ANNUAL	ACTUAL 09/30/09	PROJECTED 12/31/2009	2010 ANNUAL	MONTH	QTRLY PER UNIT 97
4110	ASSOCIATION FEES	119,725	89,794	119,725 *	123,196	10,266	317.52
4113	COLLECTION FEES	0	2,810	3,747		0	0.00
4114	LATE FEES/INTEREST INC.	0	1,318	1,757		0	0.00
4410	INTEREST INCOME	0	67	67 *		0	0.00
4910	MISCELLANEOUS INCOME	0	0	0		0	0.00
4955	VIOLATIONS		0	0			
8110	TRANSFER TO REPLACEMENT	(25,842)	(19,382)	(25,842) *	(30,114)	(2,510)	(77.61)
	TOTAL REVENUE	93,883	74,607	99,454	93,082	7,756	239.90
	EXPENSES						
	GENERAL AND ADMINISTRATIVE						
5005	ACCOUNTING & TAX PREPARATION	500	400	400 *	500	42	1.29
5020	BAD DEBT EXPENSE (RECOMMENDED)	2,000	0	11,000	4,500	375	11.60
5120	INSURANCE	4,000	3,084	4,067 *	4,000	333	10.31
5130	LEGAL	2,000	2,767	3,689	4,000	333	10.31
5135	LICENSES, TAXES & FEES	62	61	61 *	62	5	0.16
5140	MANAGEMENT FEES	8,125	6,094	8,125	8,125	677	20.94
5160	OFFICE SUPPLIES/PHONE/POSTAGE	2,000	882	1,176	1,500	125	3.87
	RESERVE STUDY UPDATE	0	0	0	0	0	0.00
	TOTAL GENERAL AND ADMINISTRATIVE	18,687	13,287	28,518	22,687	1,890	58.47
	LANDSCAPING						
6010	LAWN MAINTENANCE CONTRACT	33,504	25,128	33,504	31,200	2,600	80.41
6020	LANDSCAPE/STORM DAMAGE REMEDIATION	5,000	275	275 *	1,443	120	3.72
6030	ANNUALS			0	2,784	232	7.18
6050	IRRIGATION MAINTENANCE & REPAIRS	4,500	5,505	7,340	5,000	417	12.89
6080	LOT MOWING/CLEAN UP	1,000	0	0	1,500	125	3.87
6095	TREE FERTILIZATION	3,645	0	0	0	0	0.00
	TOTAL LANDSCAPING	47,649	30,908	41,119	41,927	3,494	108.06
	REPAIRS & MAINTENANCE						
6540	MAINTENANCE PERSONNEL	1,800	815	1,086	1,700	142	4.38
6530	ENTRY & DIRECTIONAL SIGNAGE	0	0	0	0	0	0.00
6535	MISCELLANEOUS REPAIRS & MAINT.	2,000	1,236	1,648	2,320	193	5.98
6580	STREET & LIGHT FIXTURES	6,300	5,240	5,436	7,000	583	18.04
6585	STREET SWEEP/PRESSURE WASH	3,000	0	3,000 *	3,000	250	7.73
	TOTAL REPAIRS & MAINTENANCE	13,100	7,291	11,170	14,020	1,168	36.13
	SECURITY						
7505	MONITORING FEES	8,548	6,436	8,582	8,548	712	22.03
	TOTAL SECURITY	8,548	6,436	8,582	8,548	712	22.03
	UTILITIES						
7040	ELECTRIC	5,900	4,324	5,766	5,900	492	15.21
	TOTAL UTILITIES	5,900	4,324	5,766	5,900	492	15.21
	TOTAL OPERATING EXPENSES	93,884	62,247	95,155	93,082	7,756	239.90
	CURRENT YEAR SURPLUS(DEFICIT)	(1)	12,361	4,299	0	0	0.00
	BEGINNING FUND BALANCE	16,996	16,996	16,996	21,295		
	INTERFUND TRANSFER			0	0		
	ENDING FUND BALANCE	16,995	29,357	21,295	21,295		

* 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
 Treasurer