

*M.P.R. Homeowners Association*

**2012 OPERATING BUDGET**

Adopted July 26, 2011

The Mountain Park Ranch  
Homeowners Association  
2012  
Budget

**BUDGET SUMMARY by Fund**

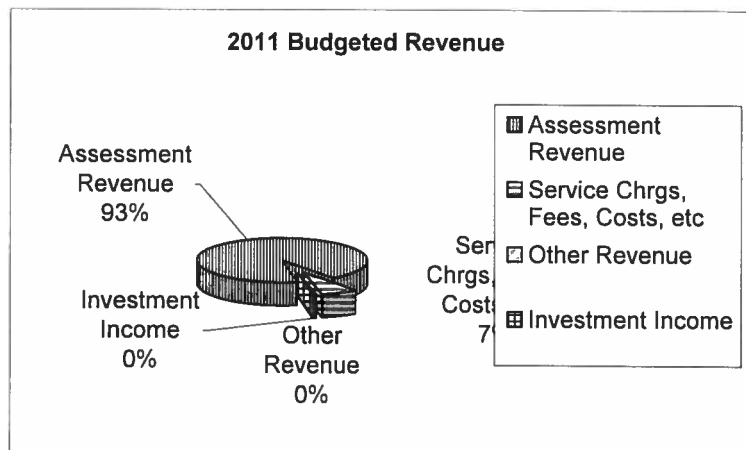
Approved 7/26/11

	<b>2012 Budget</b>
<b>OPERATING FUND:</b>	
<b>REVENUES</b>	
Assessments (7008 units)	2,099,700
Service Charges, Trsfer Fees&Other Fees	155,100
Investment Income	7,700
Other	6,000
TOTAL REVENUES	<b>2,268,500</b>
<b>EXPENSES</b>	
Operating	1,468,704
Administrative	743,953
Allocation to Reserve Fund	185,900
Special Operating Projects	20,000
TOTAL EXPENSES	<b>2,418,557</b>
EXCESS (DEFICIT) OF OPERATING REVENUES OVER EXPENSES	<b>-150,057</b>
<b>TRANSFER UNRESTRICTED OPERATING FUNDS FROM:</b>	
CITY LAND LEASE/Wall Designation	
CITY EASEMENT PROCEEDS ('08)	
OPERATING FUNDS-Prior Years	150,057
Designated Unrestricted Expenditures	
Designated Unrestricted Revenue (Land Lease)	
CAPITAL FUND EXPENDITURE CHR'G TO OP	
EXCESS (DEFICIT) OPERATING FUND	<b>0</b>
<b>CAPITAL FUND:</b>	
<b>ADDITIONS</b>	
Fixed Asset Purchases - Equipment, Infrastructure, Furniture, and Fixtures	
Gain (Loss) on Dispositions of Fixed Assets	
<b>DEDUCTIONS</b>	
Depreciation Expense	-96,000
EXCESS (DEFICIT) OF CAPITAL FUND ADDITIONS OVER DEDUCTIONS	<b>-96,000</b>
<b>RESERVE FUND:</b>	
<b>REVENUES</b>	
Investment Income	25,000
Allocation from Operating Fund	185,900
TOTAL REVENUES	<b>210,900</b>
<b>EXPENDITURES</b>	
Reserve Fund Projects	176,922
Capital Fund Expenditures Chrg'd to Reserve Fund	
Investment Expense	200
EXCESS (DEFICIT) OF RESERVE FUND ADDITIONS OVER DEDUCTIONS	<b>33,778</b>

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**REVENUES**

	<u>2012 Budget</u>
<i>Approved 7/26/11</i>	
<b>ASSESSMENT REVENUE</b>	
5001-0 Homeowner Assessment Income 5806 homeowners @ \$300 = \$1,741,800	1,741,800
5004-0 Commercial Assessment Income 43 properties (1190units) @ \$300 = \$357,000	357,000
5006-0 Developer Assessment Income 12 unimproved lots @ \$75 = \$900	900
<b>Subtotal Assessment Revenue</b>	<b>2,099,700</b>
<b>SERVICE CHRGS, FEES, COSTS, ETC.</b>	
5007-0 Late Fee Income Chrg'd to HOs in Feb and Aug	19,000
5008-0 Administration Fee Income	3,100
5009-0 Fine Income	2,000
5010-0 Legal Fee Reimbursement	5,000
5012-0 Delinquent Assessments Received	
5035-0 Collection Fee Reimbursement	26,000
5050-0 Escrow Fee Income	100,000
<b>Subtotal Service Chrgs, Fees, Costs, etc.</b>	<b>155,100</b>
<b>INVESTMENT INCOME</b>	
5060-0 Interest Income, Banking	7,700
<b>OTHER REVENUE</b>	
5020-0 Miscellaneous Income	0
5025-0 Advertisement Income	0
5040-0 Recreation Area Key Income	6,000
5070-0 Donation Income	0
5080-0 Vending Income	0
5090-0 Insurance Reimbursement	0
<b>Subtotal Other Revenue</b>	<b>6,000</b>
<b>TOTAL REVENUE</b>	<b>2,268,500</b>



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**Operating Expenses**

	<u>2012 Budget</u>
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<b>Common Areas</b>	
7005-0 Landscape Maint Contract	477,710
7015-0 Pest Control	5,000
7020-0 Tree & Palm Maintenance	95,000
7025-0 Tree Removal	5,000
7030-0 Trash Removal/Dump Fees	22,000
7035-0 Sprinkler Parts/Repair	34,000
7045-0 Fertilizer & Chemicals	32,000
7050-0 Plant & Tree Replacement	15,000
7055-0 Sand & Gravel	<i>Reserve</i>
7057-0 Erosion Control	<i>Reserve</i>
7060-0 Seed & Mulch	15,000
7070-0 Non-Contract Landscape Repair	10,000
7077-0 View Fence - Repair & Maint	
7078-0 Stucco Walls - Repair & Maint	1,000
7080-0 Furniture/Fixtures, Common Area	<i>Reserve</i>
7090-0 Electric, Common Areas	48,100
7095-0 Water, Irrigation, Common Area	268,410
<b>Subtotal Common Area</b>	<u>1,028,220</u>
<b>Recreation Centers</b>	
7105-0 Pool Monitor Payroll	55,868
7106-0 Pool Monitor Overhead	8,721
7107-0 Uniforms & Training	1,800
7110-0 Lighting Maintenance & Repair	6,500
7115-0 Pool Parts and Repair	10,000
7120-0 Building Maintenance & Repair	10,000
7125-0 Pool & Spa Chemicals	26,000
7130-0 Pool and Spa Heat Cost	62,200
7135-0 Rec. Center Gate Security	3,500
7136-0 Rec. Center Video Security	5,000
7140-0 Tennis Courts	2,200
7150-0 Rec. Center Telephones +DSL	6,500
7160-0 Permits & Licenses, Pools/Spas	2,160
7170-0 Pool Furniture and Fixtures	1,000
7181-0 E-Keys	7,500
7182-0 Tennis Court Keys	1,800
<b>Subtotal Recreation Centers</b>	<u>210,749</u>
<b>Lakes</b>	
7205-0 Lake Maintenance Contract	7,500
7210-0 Lake Equipment Parts and Repair	5,000
7220-0 Lake Supplies	1,600
7260-0 Water & Fish Permits	0
7290-0 Electric-Lakes	0
7295-0 Water-Lakes	0
<b>Subtotal Lakes</b>	<u>14,100</u>

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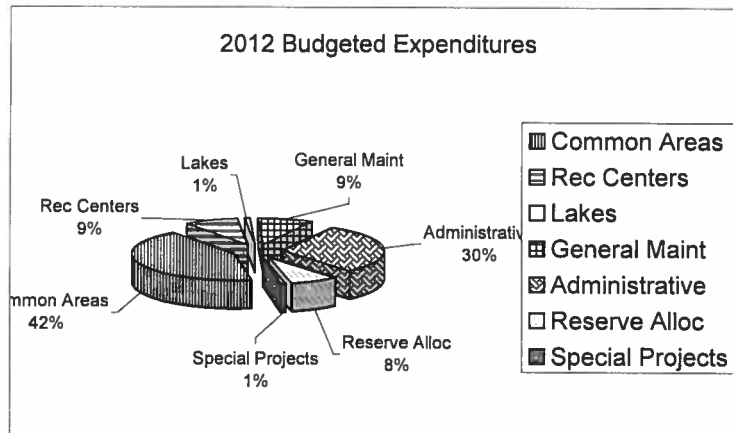
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**General Maintenance**

7405-0	Maintenance Payroll	106,982
7406-0	Maintenance Payroll Overhead	47,873
	Contract Labor - Maintenance	0
7410-0	Equipment Rental	650
7415-0	Repairs & Maintenance	10,000
7420-0	Supplies	15,000
7425-0	Common Area Security	22,480
7430-0	Small Signs	1,500
7435-0	Small Tools & Equipment	1,600
7437-0	Training	500
7440-0	Vehicle Fuel	5,000
7445-0	Vehicle Maintenance & Repairs	1,900
7450-0	Vehicle Registration	250
7460-0	Telephone - Maintenance	1,900
	<b>Subtotal General Maintenance</b>	<b>215,635</b>

**Total Operating Expenses**

**1,468,704**



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**Administrative Expenses**

<i>Approved 7/26/11</i>	<u>2012 Budget</u>
8005-0 Administration Payroll	307,317
8006-0 Administration Overhead	114,731
8010-0 Advertising	800
8011-0 Contract Labor-Office Executive Search Expense	4,000
8020-0 Accounting/Audit	10,000
8023-0 Assessment Collection Costs	26,000
8026-0 Bad Debt Expense	48,000
8027-0 Bank Service Charge	600
8028-0 Office Cleaning Expense	3,220
8030-0 Community Events	4,000
8031-0 Computer Service	7,000
8032-0 Conventions & Seminars	1,300
8033-0 Billing Expense	4,400
8036-0 Dues & Subscriptions	1,434
8037-0 Education & Training	4,700
8040-0 Employee Car Allowance	7,400
8041-0 Local Travel-Vehicle Fuel/Maint	2,000
8043-0 Insurance	47,500
8047-0 Legal Fees-CC&R Enforcement	5,000
8050-0 Legal fees -General	7,200
8053-0 Meeting Expense	4,000
8055-0 Office Equipment Rental	800
8056-0 Office Equip. Maint. & Repairs	6,500
8057-0 Office Supplies	6,200
8058-0 Office Expense-General	3,000
8060-0 Payroll Service	4,500
8063-0 Taxes, Licenses, & Permits	250
8067-0 Recreation Keys -Moved to Rec	
8070-0 Postage & Mailing	31,000
8073-0 Newsletter	10,000
8074-0 Printing	7,000
8077-0 Professional Reports (B)	0
8080-0 Office Rent	33,120
8081-0 Office Electric	4,000
8087-0 Storage Rent	3,950
8094-0 Office Telephone	6,000
8095-0 Office Telecommunications	1,932
8097-0 Website	600
8099-0 Contingency Costs	7,500
Loss on Disposal of F.A.	
Provision for Income Taxes	7,000
<b>Total Administrative Expenses</b>	<u><b>\$743,953</b></u>

**NOTES:**

(B) Reports are Reserve Study Updates