

INCOME		
Members (lots)		
4020	Generic Service / Fee Income	0.00
4025	Interest / Finance Charge	0.00
4035	Late Charge	0.00
4040	Administrative Fee	0.00
4105	Rio Vista Community Association	44 25,217.37
4110	Rio Vista Estates Community Association	28 16,047.42
4115	DR Horton (RVE - Phase 3 - Basano)	22 12,608.68
4120	Estates of Rio Bravo	1 573.12
4125	The Manors at Rio Bravo/Four Fairways HOA	37 21,205.51
4130	Highpointe Rio Bravo 224, LP	139 79,663.96
4135	A & E Union, Inc. RBCC 20% Security Gate	50,870.00
4135	A & E Union, Inc. RBCC 30% Common Facilities	16,146.00
4135	A & E Union, Inc. RBCC 30% Reserves Common Facilities	8,358.00
4135	A & E Union, Inc. RBCC 30% Reserves Security Gate	985.00
4140	Montagna Homeowners Association	57 32,667.95
4205	Casa Club Homeowners Association	30 17,193.66
4210	Fuller Apartments Homes	1 573.12
4310	Rio Bravo Golf Course Master HOA	79 35,486.80
4315	Rio Bravo Fairways HOA	52 23,358.40
	Income Adjustment	0.00
	(Rounding Adjustment)	0.00
	Total Income	490 \$340,955.00
COMMON FACILITIES		
General & Administrative		
6005	Bad Debts CF*	3,000.00
6011	Bank Charges*	50.00
6020	Accounting Services CF**	1,200.00
6022	Accounting Website Subscription*	450.00
6030	Corporation Regulatory Fees*	50.00
6031	Corporation Taxes*	60.00
6035	Management CF*	16,500.00
6040	Insurance CF**	3,000.00
6045	Website Maintenance CF**	300.00
6050	Legal Services*	6,000.00
6051	Legal Costs*	500.00
6060	Office Expense CF*	600.00
6062	Copying & Printing CF*	1,700.00
6063	Postage & Shipping CF*	700.00
6075	Property Records Subscription**	80.00
6091	Meeting Facilities	1,200.00
Utilities		
6070	Telephone CF	180.00
6071	Hosting	300.00
6073	Electricity Street Lights	1,600.00
6074	Water	7,000.00
Grounds		
6085	Repairs and Maintenance CF	2,000.00
6087	Landscaping Maintenance CF	4,620.00
6088	Landscaping Repairs CF	2,730.00
	Carryover Credit	0.00
	TOTAL COMMON FACILITIES	\$53,820.00
SECURITY GATE		
General & Administrative		
7004	Gate Contingency	60,000.00
7015	Management G	1,000.00
7036	Office Supplies G	200.00
7040	Gate Portal Subscription	7,000.00
7041	Gate Portal Supplies	3,000.00
7090	Meeting Facilities	200.00
Utilities		
7045	Telephone G	1,000.00
7046	Water G	400.00
7047	Internet G	950.00
7048	Electricity Guard Station	1,600.00
Grounds - Guard Station		
7055	Repairs and Maintenance G	500.00
7056	Air Conditioning & Heating	400.00
7057	Plumbing	150.00
7059	Pressure Cleaning	300.00
7060	Gate Repairs	2,000.00
7066	Landscaping Maintenance G	6,380.00
7067	Landscaping Repairs G	3,770.00
7076	Other Supplies	500.00
7085	Security Guards	165,000.00
	TOTAL SECURITY GATE	\$254,350.00
RESERVES		
9106	Reserve Funding Allocation CF	27,860.00
9107	Reserve Funding Allocation G	4,925.00
	TOTAL RETAINED INCOME FUND	\$32,785.00
	GRAND TOTAL	\$340,955.00
	NET INCOME	\$0.00

Rio Bravo Community Association
 2017 Pro Forma Operating Budget
 Annexed and Non-Annexed Assessment Determination Worksheet

Security Gate		
A & E portion 20%	50,870.00	254,350.00
Total Gate		203,480.00
Divided by 490 Owners / Lots		415.27
Per Month Average		34.61
Per Quarter Billing		103.82

Common Facilities		
A & E portion 30%	16,146.00	53,820.00
Total Common Facilities		37,674.00
Divided by 490 Owners / Lots		76.89
Per Month Average		6.41
Per Quarter Billing		19.22

Reserve Allocation Fund		
A & E Common Facilities portion 30%	8,358.00	32,785.00
A & E Security Gate portion 20%	985.00	
Total Reserve Allocation		23,442.00
Divided by 490 Owners / Lots		47.84
Per Month Average		3.99
Per Quarter Billing		11.96

Non-Annexed Adjusted Subtotals		
Total Post-A & E Guard, Common & Reserve		264,596.00
Annual - Divided by 490 Owners / Lots		539.99
Total Post-A & E Guard, Common & Reserve		264,596.00
Subtracting Non-Annexed Adjustment		56,419.83
Subtotal		208,176.17
Annual - Divided by 490 Owners / Lots		424.85

Annexed Post-Adjustment Totals		
Annexed Owners / Lots multiplied by 359		152,520.91
Adding Non-Annexed Adjustment		56,419.83
Subtotal		208,940.74
Subtracting 2 lots for 2 Non-Annexed HOAs		3,189.93
Subtotal		205,750.80
Divided by 359 Owners / Lots		573.12
Per Month Average		47.76
Per Quarter Billing		\$143.28

Non-annexed Post-Adjustment Totals		
Non-annexed Owners / Lots multiplied by 131		55,655.26
Adding 2 Annexed lots for 2 Non-Annexed HOAs		3,189.93
Subtotal		58,845.20
Divided by 131 Owners / Lots		449.20
Per Month Average		37.43
Per Quarter Billing		\$112.30

Declarant A&E Union, Inc. Portion		
Security Gate		50,870.00
Common Facilities		16,146.00
Reserve Allocation Fund		9,343.00
Subtotal		76,359.00
Per Month Average		6,363.25
Per Quarter Billing		\$19,089.75

Rio Bravo Community Association

BUDGET OVERVIEW: 2017 OPERATING BUDGET - FY17 P&L

January - December 2017

	TOTAL
INCOME	
4105 Rio Vista Community Association	25,217.38
4110 Rio Vista Estates Community Association	16,047.42
4115 DR Horton Ventures, Inc. (22 Basano)	12,608.68
4120 Estates of Rio Bravo	573.12
4125 The Manors at Rio Bravo (Four Fairways)	21,205.51
4130 Highpoint Rio Bravo Communities 224, L.P.	79,663.96
4135 A & E Union, Inc. RBCC	76,359.00
4140 Montagna Homeowners Association	32,667.95
4205 Casa Club Fairways Homeowners Association	17,193.66
4210 Fuller Apartment Homes	573.12
4305 Rio Bravo Golf Course Master Homeowners Association	35,486.80
4310 Rio Bravo Fairways Homeowners Association	23,358.40
Total Income	\$340,955.00
GROSS PROFIT	\$340,955.00
EXPENSES	
6000 COMMON FACILITIES	
6005 Bad Debts CF	3,000.00
6011 Bank Charges	50.00
6020 Accounting Services CF	1,200.00
6022 Accounting Website Subscription	450.00
6030 Corporation Regulatory Fees	50.00
6031 Corporation Taxes	60.00
6035 Management CF	16,500.00
6040 Insurance CF	3,000.00
6045 Website Maintenance CF	300.00
6050 Legal Services	6,000.00
6051 Legal Costs	500.00
6060 Office Expense CF	600.00
6062 Copying & Printing CF	1,700.00
6063 Postage & Shipping CF	700.00
6070 Telephone CF	180.00
6071 Hosting	300.00
6073 Electricity Street Lights	1,600.00
6074 Water CF	7,000.00
6075 Property Records Subscription	80.00
6085 Repairs and Maintenance CF	2,000.00

	TOTAL
6087 Landscaping Maintenance CF	4,620.00
6088 Landscaping Repairs CF	2,730.00
6091 Meeting Facilities CF	1,200.00
Total 6000 COMMON FACILITIES	53,820.00
7000 SECURITY GATE	
7004 Gate Contingency	60,000.00
7015 Management G	1,000.00
7036 Office Supplies G	200.00
7040 Gate Portal Subscription	7,000.00
7041 Gate Portal Supplies	3,000.00
7045 Telephone G	1,000.00
7046 Water G	400.00
7047 Internet G	950.00
7048 Electricity Guard	1,600.00
7055 Repairs and Maintenance G	500.00
7056 Air Conditioning & Heating	400.00
7057 Plumbing	150.00
7059 Pressure Cleaning	300.00
7060 Gate Repairs	2,000.00
7066 Landscaping Maintenance G	6,380.00
7067 Landscaping Repairs G	3,770.00
7076 Other Supplies	500.00
7085 Security Guards	165,000.00
7090 Meeting Facilities G	200.00
Total 7000 SECURITY GATE	254,350.00
Total Expenses	\$308,170.00
NET OPERATING INCOME	\$32,785.00
OTHER EXPENSES	
9100 RESERVES	
9106 Reserve Funding Allocation CF	27,860.00
9107 Reserve Funding Allocation G	4,925.00
Total 9100 RESERVES	32,785.00
Total Other Expenses	\$32,785.00
NET OTHER INCOME	\$ -32,785.00
NET INCOME	\$0.00