



- **2018 RBCA Pro Forma Operating Budget**

The pro forma operating budget is required under California Civil Code § 5300(b)(1) and CC&Rs § 6.13(A) (2). The 2018 RBCA Pro Forma Operating Budget is set forth below along with the Annexed and Non-Annexed Assessment Determination Worksheet.

<b>INCOME</b>		
<b><u>Members (lots)</u></b>		
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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	50 28,656.10
4120	Estates of Rio Bravo	1 573.12
4125	The Manors at Rio Bravo	37 21,205.51
4130	Highpointe Rio Bravo 224, LP	139 79,663.96
4135	RBCC LLC   Rio Bravo 20% Security Gate	50,870.00
4135	RBCC LLC   Rio Bravo 30% Common Facilities	16,146.00
4135	RBCC LLC   Rio Bravo 30% Reserves Common Facilities	8,358.00
4135	RBCC LLC   Rio Bravo 20% 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
	<b>Total Income</b>	<b>490 \$340,955.00</b>



## 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
	<b>Carryover Credit</b>	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

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7047	Internet G	950.00
7048	Electricity Guard Station	1,600.00
	<b>Grounds - Guard Station</b>	
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
	<b>TOTAL SECURITY GATE</b>	<b>\$254,350.00</b>
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	<b>RESERVES</b>	
9106	Reserve Funding Allocation CF	27,860.00
9107	Reserve Funding Allocation G	4,925.00
	<b>TOTAL RETAINED INCOME FUND</b>	<b>\$32,785.00</b>
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	<b>GRAND TOTAL</b>	<b>\$340,955.00</b>
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	<b>NET INCOME</b>	<b>\$0.00</b>
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**ANNEXED & NON-ANNEXED ASSESSMENT DETERMINATION WORKSHEET**

<b>Security Gate</b>		254,350.00
RBCC LLC   Rio Bravo portion 20%	50,870.00	
Total Gate		203,480.00
Divided by 490 Owners / Lots		415.27
Per Month Average		34.61
<b>Per Quarter Billing</b>		<b>103.82</b>
<b>Common Facilities</b>		53,820.00
RBCC LLC   Rio Bravo portion 30%	16,146.00	
Total Common Facilities		37,674.00
Divided by 490 Owners / Lots		76.89
Per Month Average		6.41
<b>Per Quarter Billing</b>		<b>19.22</b>
<b>Reserve Allocation Fund</b>		32,785.00
RBCC LLC   Rio Bravo Facilities portion 30%	8,358.00	
RBCC LLC   Rio Bravo Gate portion 20%	985.00	
Total Reserve Allocation		23,442.00
Divided by 490 Owners / Lots		47.84
Per Month Average		3.99
<b>Per Quarter Billing</b>		<b>11.96</b>
<b>Non-Annexed Adjusted Subtotals</b>		
Total Post- RBCC LLC   Rio Bravo Guard, Common & Reserve		264,596.00
Annual - Divided by 490 Owners / Lots		539.99
Total Post-RBCC LLC   Rio Bravo 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
<b>Annexed Post-Adjustment Totals</b>		
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**

**RBCC LLC | Rio Bravo 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
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**Per Quarter Billing**

**\$19,089.75**