

**River Oaks Owners Association  
2011 Operating Budget  
Approved**

|  |  |  |  | 2009          | 2010          | 2010          | 2010          |  | 2011          |
|--|--|--|--|---------------|---------------|---------------|---------------|--|---------------|
|  |  |  |  | Actual        | Budget        | Actual        | over +        |  | Budget        |
|  |  |  |  |               |               |               | under -       |  |               |
| <b>Revenues</b>  |  |  |  |               |               |               |               |  |               |
| Assessment Property Owner (1)  |  |  |  | 153695        | 155774        | 155632        | -142          |  | 155916        |
| Late Fees and interest   |  |  |  | 2788          | 0             | 4016          | 4016          |  | 0             |
| Non-Resident Swim Fees   |  |  |  | 10355         | 10500         | 8620          | -1880         |  | 9000          |
| Clubhouse Rental Fees  |  |  |  | 1250          | 1500          | 725           | -775          |  | 1100          |
| Other income (2)   |  |  |  | 426           | 500           | 4626          | 4126          |  | 500           |
| Interest income  |  |  |  | 140           | 50            | 0             | -50           |  | 0             |
| <b>Total Revenues</b>  |  |  |  | <b>168654</b> | <b>168324</b> | <b>173619</b> | <b>5295</b>   |  | <b>166516</b> |
| <b>Expenses</b>  |  |  |  |               |               |               |               |  |               |
| Facilities Manager   |  |  |  | 12350         | 12450         | 13180         | 730           |  | 11800         |
| Life Guards  |  |  |  | 24376         | 24136         | 14028         | -10108        |  | 15200         |
| Contract Labor - Pool Maintenance  |  |  |  | 4738          | 5500          | 5665          | 165           |  | 5500          |
| Commission - Summer Memberships  |  |  |  | 1600          | 1700          | 1250          | -450          |  | 1350          |
| Swimming Pool Expenses   |  |  |  | 15278         | 7000          | 10494         | 3494          |  | 10000         |
| Tennis Court Repairs   |  |  |  | 38            | 0             | 0             | 0             |  | 0             |
| Clubhouse Expense  |  |  |  | 339           | 300           | 1050          | 750           |  | 300           |
| Office Supplies  |  |  |  | 1999          | 1750          | 1667          | -83           |  | 1400          |
| Telephone  |  |  |  | 2568          | 1980          | 1922          | -58           |  | 1944          |
| Postage  |  |  |  | 763           | 800           | 601           | -199          |  | 600           |
| Bank Charges   |  |  |  | 250           | 250           | 105           | -145          |  | 125           |
| Signage expense  |  |  |  | 718           | 1600          | 1521          | -79           |  | 300           |
| Newsletter   |  |  |  | 799           | 1200          | 866           | -334          |  | 900           |
| Association Events   |  |  |  | 1803          | 300           | 176           | -124          |  | 175           |
| Miscellaneous  |  |  |  | 66            | 100           | 125           | 25            |  | 100           |
| Accounting Services  |  |  |  | 3600          | 3600          | 3600          | 0             |  | 3600          |
| Maintenance - Grass mowing   |  |  |  | 22920         | 22920         | 22920         | 0             |  | 22920         |
| Maintenance - Mowing Row   |  |  |  | 4997          | 3500          | 4740          | 1240          |  | 4740          |
| Maintenance - Landscaping  |  |  |  | -231          | 700           | 797           | 97            |  | 500           |
| Maintenance. - Lakes & Fountains   |  |  |  | 1650          | 1500          | 2267          | 767           |  | 1500          |
| Maintenance - Clubhouse  |  |  |  | 8759          | 13725         | 14500         | 775           |  | 13000         |
| Maintenance - Streets  |  |  |  | 14975         | 5000          | 1823          | -3177         |  | 9000          |
| Maintenance - Ditches  |  |  |  | 150           | 13500         | 1745          | -11755        |  | 14000         |
| Maintenance - Fence  |  |  |  | 235           | 250           | 175           | -75           |  | 250           |
| Utilites Club - Electrical   |  |  |  | 8222          | 8000          | 9163          | 1163          |  | 8500          |
| Utilities -Sewer& Water  |  |  |  | 1680          | 1700          | 1579          | -121          |  | 1600          |
| Utilities Club-Gas   |  |  |  | 572           | 700           | 636           | -64           |  | 750           |
| Utilites - Street Lights   |  |  |  | 17368         | 14000         | 16340         | 2340          |  | 16500         |
| Utilites - Fountain Electrical   |  |  |  | 612           | 750           | 452           | -298          |  | 750           |
| Professional - Legal   |  |  |  | 1583          | 3000          | 3520          | 520           |  | 3000          |
| Insurance Expense  |  |  |  | 12144         | 12500         | 12113         | -387          |  | 12500         |
| Audit and Accounting   |  |  |  | 0             | 0             | 0             | 0             |  | 0             |
| Real Estate Taxes  |  |  |  | 2309          | 3503          | 3503          | 0             |  | 3600          |
| Miscellaneous Expense (incl franchise tax)                               |  |  |  | 391           | 400           | 20            | -380          |  | 100           |
| <b>Total Expenses</b>  |  |  |  | <b>169617</b> | <b>168314</b> | <b>152544</b> | <b>-15770</b> |  | <b>166504</b> |
| <b>Net Income</b>  |  |  |  | <b>-963</b>   | <b>10</b>     | <b>21075</b>  | <b>21065</b>  |  | <b>12</b>     |
| <b>Notes</b>   |  |  |  |               |               |               |               |  |               |
| (1) 2011 - 264 houses @ \$568/house and 21 lots @ \$284/undeveloped lot. |  |  |  |               |               |               |               |  |               |
| (2) Other income includes \$4225 from key card sales in 2010             |  |  |  |               |               |               |               |  |               |