


RANCH COLONY PROPERTY OWNERS ASSOCIATION, INC.

2012 Approved RCPOA BUDGET

MAINTENANCE	Shared by:		2011 Approved Budget		2012 Approved Budget
Four Party Association: Maintenance	All 4 Parties		96,842.00		95,000.00
Mack Dairy Road Reserve	All 4 Parties		11,500.00		13,800.00
Mack Dairy Road Reserve: PBC	RC/Links		3,750.00		3,750.00
Colony Way Reserves	RC/Links/Dye		3,506.67		3,510.00
Misc. Landscape Projects	RCPOA		2,500.00	Misc. Reserves	2,500.00
Acres and Estates Median Special Projects	RCPOA		0.00		17,500.00
Acres and Estates Entry Special Projects	RCPOA		30,000.00		0.00
Drainage/Berm Maintenance	RCPOA		3,000.00	Misc. Reserves	1,000.00
Contingency	RCPOA		5,000.00	Misc. Reserves	12,000.00
Insurance - D & O and Crime: RCPOA	RCPOA		3,000.00		3,750.00
Management/Accounting: RCPOA	RCPOA		18,000.00		18,000.00
Landscape Contract: Other Roads	RCPOA		45,000.00		47,600.00
Landscape Maintenance: Electric & other	RCPOA		1,500.00		1,500.00
RCPOA Road Reserve	RCPOA		30,000.00		30,000.00
RCPOA Road Repair	RCPOA		5,000.00	Misc. Reserves	1,000.00
Bad Debt	RCPOA		25,000.00		12,500.00
Federal Income Tax: RCPOA	RCPOA		1,000.00		1,000.00
Legal	RCPOA		10,000.00		17,500.00
Audit	RCPOA		8,500.00		10,000.00
Martin County Patrol Services	RCPOA		10,000.00		0.00
Community Social Functions	RCPOA		2,500.00		0.00
Document Storage	RCPOA		1,200.00		1,200.00
General Administration	RCPOA		2,500.00		2,500.00
Printing and Postage	RCPOA		2,000.00		3,000.00
TOTAL: Maintenance & Administration			\$ 321,298.67		\$ 298,610.00
RCPOA Total Acres (1,167.49 acres)	2011 per Acre	Acre	\$275.20	2012 per Acre	\$255.77
SECURITY	Shared by:		2011 Approved Budget		2012 Approved Budget
Four Party Association: Security	All 4 Parties		145,823.00		144,000.00
Building Reserves	All 4 Parties		2,760.00		2,760.00
TOTAL: Security & Administration			\$ 148,583.00		\$ 146,760.00
RCPOA Total Lots (106 Lots)	2011 per Lot	Lot	\$1,401.73	2012 per Lot	\$1,384.53
TOTAL BUDGET : COMBINED (Maintenance & Security)			\$ 469,881.67		\$ 445,370.00
Dollar Decrease in 2012 vs. 2011 for TOTAL Budget					\$ 24,511.67
% Decrease in 2012 vs. 2011 for TOTAL Budget					-5.22%
Dollar Decrease in 2012 vs. 2011 for MAINTENANCE Budget					\$ 22,688.67
% Decrease in 2012 vs. 2011 for MAINTENANCE Budget					-7.06%
Dollar Decrease in 2012 vs. 2011 for SECURITY Budget					\$ 1,823.00
% Decrease in 2012 vs. 2011 for SECURITY Budget					-1.23%

RCPOA 2012 Approved Budget-Notes
10-3-11

- 4-Party Maintenance is preliminary with entry way lighting as main project for 2012 and transfer of Martin County Patrol services to 4-Party budget per sharing agreement with The Links HOA.
- 2,3,&4 Party Reserves – \$2,300 increased based on approved Reserve Study
- Misc. Landscape Project – For unplanned landscape needs and carried over from year to year
- Median Special Projects – Enhance the medians in Acres and Estates
- Drainage/Berm Maintenance – For planned or unplanned needs and carry over from year to year
- Contingency – Rebuilding this account for unplanned needs and carry over from year to year
- Insurance Liability plus new Crime policy
- Management/Accounting – Same as 2011
- Landscape Contract – Add two additional cuts above 2011 contract level
- Landscape Maintenance: Electric and other – Estimate for electric
- RCPOA Road Reserves – Same as 2011
- RCPOA Road Repair – Budgeted amount plus any carry over from previous years to cover asphalt repairs and shoulder sod work to maintain integrity of roads
- Bad Debt – \$12,500 an estimate for 2012 – reconciling bad debt accounting over 2009, 2010 and experience this year. The EOY estimated exposure will leave a positive balance of \$15,000 to be applied towards the 2012 bad debt. It is estimated that an additional \$16,000 to \$20,000 exposure will occur during 2012 against the EOY 2012 total balance of \$27,500
- Legal – Increased based on more aggressive collection involvement and Document changes
- Audit – Increased to match actual audit expense
- Martin County Private Patrol Services – With The Links participating in this service, this line item has been eliminated and the amount was added to the 4-Party account as it will be managed as a 2-Party year to year item
- Community Social Functions – Shifting back to the 4-Party account and is included in that budget, covers picnic and trunk or treat events
- Document Storage – No change from 2011
- Printing and Postage – Increased to \$3,000 based on actual YTD
- 4-Party Security – Unchanged services plus Security system upgrade project included

Approved _____ 

RCPDA
EOY Balances Transferred to Misc. Reserve Fund

	2007	2008	2009	2010	Total	EOY Est. 2011	Total EOY Est. after Adjustments	2012 Budget
Colony Way Entrance Project	\$ -	\$ 6,000	\$ 10,000	\$ 945	\$ 16,945	\$ 1,500	\$ 18,445	\$ -
Acres & Estate Entrance Proj.	\$ -	\$ -	\$ 15,000	\$ 6,680	\$ 21,680	\$(49,095) Note 1	\$ -	\$ -
Drainage & Berm Maint.	\$ -	\$ 2,500	\$ 6,000	\$ 3,000	\$ 11,500	\$ 3,000	\$ 14,500	\$ 1,000
Contingency	\$ 18,000	\$ 2,870	\$ 20,168	\$(12,943)	\$ 28,095	\$ 680	\$ 1,360	\$ 12,000
Misc. Landscaping Projects	\$ -	\$ 3,850	\$ 1,844	\$ -	\$ 5,694	\$ 2,500	\$ 8,194	\$ 2,500
Road Repairs/Improvements	\$ 2,000	\$ 2,000	\$ 5,000	\$ -	\$ 9,000	\$ 100 Note 2	\$ 9,100	\$ 1,000
Total	\$ 20,000	\$ 17,220	\$ 58,012	\$ (2,318)	\$ 92,914	\$(41,315)	\$ 51,599	\$ 16,500

Notes:

- 1- Balance of project thru Aug. (\$22,570) plus lighting est. (\$15,000) plus resurfacing of connector road to Ranch Circle (\$11,525). Board approved on 10-3-11 using previous years balance to close out project contract and any remaining balance for lighting and pavement to be covered from previous contingency balance.
- 2- Balance after planned 2011 repairs estimated at \$4,900. Board Approved on 10-3-11.

MMI will be setting up a separate Reserve account to hold these balances from year to year. We will maintain this type of schedule to reconcile which accounts the funds were rolled over from year to year. The Board will have discretion to use these funds as it sees fit for unplanned requirements and EOY adjustments to avoid unplanned assessments to the owners. Board approved setting up this Reserve account on 10-3-11

Approved _____ *MM*