

Riverwood Plantation HOA
2019 Adopted Budget
 January through December 2019

	<u>Jan - Dec 18</u>	<u>Jan - Dec 19</u>	<u>Change</u>	<u>Quarterly</u>
Ordinary Income/Expense				
Income				
Assessment	267,904.00	294,400.00	26,496.00	200.00
Roadway Spec. Assessment	2,040.00	4,080.00	2,040.00	
Total Income	<u>269,944.00</u>	<u>298,480.00</u>	<u>28,536.00</u>	
Expense				
Administrative				
Accounting	1,800.00	1,800.00	0.00	
Bank Service Charge	100.00	100.00	0.00	
Billing & Debt Collections	2,000.00	2,000.00	0.00	
Community Events	500.00	500.00	0.00	
Insurance	14,000.00	14,000.00	0.00	
Legal	30,000.00	7,500.00	-22,500.00	
Licenses/Filing/Permits	200.00	200.00	0.00	
Management	31,200.00	28,800.00	-2,400.00	
Miscellaneous	500.00	500.00	0.00	
Office Expense	3,000.00	3,000.00	0.00	
Postage	2,500.00	2,500.00	0.00	
Website Maintenance	360.00	300.00	-60.00	
Total Administrative	<u>86,160.00</u>	<u>61,200.00</u>	<u>-24,960.00</u>	
Bad Debt	3,000.00	3,000.00	0.00	
Common Utilities				
Cable/Internet Service	1,700.00	2,200.00	500.00	
Electricity	19,000.00	18,300.00	-700.00	
Water/Sewer	5,200.00	4,300.00	-900.00	
Total Common Utilities	<u>25,900.00</u>	<u>24,800.00</u>	<u>-1,100.00</u>	
Grounds				
Common Area Maintenance	2,500.00	4,000.00	1,500.00	
Dock R&M	3,500.00	3,500.00	0.00	
Fence Repair	500.00	500.00	0.00	
Fertilization/Weed/Pest	5,000.00	4,000.00	-1,000.00	
Fountain/Waterfall Repairs	3,000.00	3,000.00	0.00	
Irrigation	6,000.00	6,000.00	0.00	
Lake/Pond	4,200.00	5,400.00	1,200.00	
Landscape - General	31,520.00	31,800.00	280.00	
Landscape - Cleanup	0.00	21,000.00	21,000.00	
Miscellaneous	500.00	500.00	0.00	
Mulch	2,500.00	4,500.00	2,000.00	
Plants/Flowers	2,000.00	5,500.00	3,500.00	
RV/Boat Area	5,700.00	5,700.00	0.00	
Tree Trimming	5,000.00	7,500.00	2,500.00	
Signage	1,000.00	1,000.00	0.00	
Total Grounds	<u>72,920.00</u>	<u>103,900.00</u>	<u>30,980.00</u>	
Payroll	22,800.00	16,800.00	-6,000.00	
Building Expenses				
Alarm System	300.00	300.00	0.00	
Electrical	1,000.00	1,000.00	0.00	
Equip. Rental & Repairs	150.00	150.00	0.00	
Interior & Exterior Pest	500.00	500.00	0.00	
Maintenance Supplies	1,500.00	2,800.00	1,300.00	
Misc. Building Expenses	200.00	2,800.00	2,600.00	
Parking	500.00	500.00	0.00	
Plumbing	500.00	500.00	0.00	
Shed Maintenance	500.00	2,500.00	2,000.00	
Termite Bond	300.00	300.00	0.00	
Total Building Expenses	<u>5,450.00</u>	<u>11,350.00</u>	<u>5,900.00</u>	

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Recreation				
Golf Cart Maintenance	500.00	500.00	0.00	
Clubhouse Maintenance	1,000.00	1,000.00	0.00	
Playground Maintenance	500.00	500.00	0.00	
Security System	0.00	15,000.00	15,000.00	
Pool Contract	9,000.00	9,000.00	0.00	
Pool Chemicals/Supplies	1,500.00	500.00	-1,000.00	
Pool Furniture	0.00	5,000.00	5,000.00	
Pool Repairs	5,000.00	5,000.00	0.00	
Pool Permit	250.00	250.00	0.00	
Sports Complex	1,000.00	1,000.00	0.00	
Total Recreation	<u>18,750.00</u>	<u>37,750.00</u>	<u>19,000.00</u>	
Total Expense	234,980.00	258,800.00	23,820.00	
Net Income	34,964.00	39,680.00	4,716.00	
Other Income/Expense				
Other Income				
Pool Keys	1,500.00	1,500.00	0.00	
Clubhouse Rental	3,000.00	3,000.00	0.00	
RV/Boat Storage Fees	5,700.00	5,700.00	0.00	
Total Other Income	<u>10,200.00</u>	<u>10,200.00</u>	<u>0.00</u>	
Reserve Funding				
Road Fund	2,040.00	4,080.00	2,040.00	
Clubhouse	5,719.00	5,800.00	81.00	
Contingency	6,906.00	9,400.00	2,494.00	
Dock	7,625.00	7,600.00	-25.00	
Landscape	3,812.00	3,800.00	-12.00	
Park/Sports Complex	9,531.00	9,600.00	69.00	
Pool	9,531.00	9,600.00	69.00	
Total Reserve Funding	<u>45,164.00</u>	<u>49,880.00</u>	<u>4,716.00</u>	
Total Other Expense	<u>45,164.00</u>	<u>49,880.00</u>	<u>4,716.00</u>	
Net Other Income	<u>-34,964.00</u>	<u>-39,680.00</u>	<u>-4,716.00</u>	
Net Income	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	