

Riverwood Homeowner's Association Budget
Annual Budget for 2025-2026

OPERATING INCOMES

Fees (\$550 X 12mo. X 92 units)	550 600 (3/1/26)	\$	634,800.00
Lost Income - Past Due Accounts		\$	(4,500.00)
Garage Rentals(\$100 X 12mo. X 15)		\$	18,000.00
Interest and other Income		\$	6,000.00
Total Income		\$	654,300.00

OPERATING EXPENSES

Administration

Accounting		\$	2,500.00
Insurance		\$	35,541.00
Legal Expenses		\$	1,000.00
Licenses & Fees		\$	50.00
Office		\$	1,000.00
Taxes, Property		\$	2,500.00
Debt Service		\$	67,354.00
TOTAL ADMIN		\$	109,945.00

Utilities

Garbage		\$	48,180.00
Electricity		\$	5,000.00
Gas		\$	5,000.00
Water		\$	169,000.00
TOTAL UTILITIES		\$	227,180.00

<u>Pool</u>		
Supplies	\$	2,100.00
Labor	\$	3,800.00
Repaint Pool Surface	\$	5,360.00
Repair Pool Deck	\$	1,500.00
Paint Pool Deck	\$	1,850.00
Emergency Telephone	\$	375.00
County Health Dept. License	\$	650.00
TOTAL POOL	\$	15,635.00

<u>Recreation</u>		
General	\$	400.00
Rec. Room Cleaning	\$	800.00
Fundraising - Special Projects ** *	\$	6,233.00
TOTAL RECREATION	\$	1,200.00

WEB Hosting and Fees	\$	400.00
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<u>Landscape</u>		
Contract/Year	\$	64,493.00
Trees and Other Landscaping	\$	26,500.00
TOTAL LANDSCAPE	\$	90,993.00

<u>Maintenance</u>		
<i>Major Repairs</i>		
- Repave Lower DW 30 - Deferred		
- New Siding on DW20	\$	35,000.00
- Repair Siding D40 4130	\$	5,000.00

Maintenance Chairman Contract	\$ 9,000.00
<i>General Repairs</i>	\$ 75,000.00
TOTAL MAINTENANCE	\$ 124,000.00
Total Expense	\$ 632,833.00
 Total Expense	 \$ 632,833.00
Total Income	\$ 654,300.00
BALANCE	\$ 21,467.00
Transfer to Reserves	\$ 63,480.00
NET CHANGE TO RESERVES	\$ 84,947.00

* Not included in expenses

** Paid with Reserve Funds if insufficient funds available in Operating Funds Checking

