

**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
<b>Total Income</b>		\$	<b>654,300.00</b>

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
<b>TOTAL ADMIN</b>		\$	<b>109,945.00</b>

Utilities

Garbage		\$	48,180.00
Electricity		\$	5,000.00
Gas		\$	5,000.00
Water		\$	169,000.00
<b>TOTAL UTILITIES</b>		\$	<b>227,180.00</b>

Pool

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
<b>TOTAL POOL</b>		\$	<b>15,635.00</b>

<u>Recreation</u>	
General	\$ 400.00
Rec. Room Cleaning	\$ 800.00
Fundraising - Special Project *	\$ 6,233.00
<b>TOTAL RECREATION</b>	<b>\$ 1,200.00</b>
WEB Hosting and Fees	\$ 400.00
<u>Landscape</u>	
Contract/Year	\$ 69,841.00
Trees and Other Landscaping	\$ 30,000.00
<b>TOTAL LANDSCAPE</b>	<b>\$ 99,841.00</b>
<u>Maintenance</u>	
<i>Major Repairs</i>	
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- Repave Lower DW 30 - Deferred	
- New Siding on DW20	\$ 35,000.00
- Repair Siding D40 4130	\$ 5,000.00
<i>General Repairs</i>	\$ 75,000.00
- Paint stock from Metro for future projects	\$ 10,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 125,000.00</b>
<b>Total Expense</b>	<b>\$ 642,681.00</b>
Total Expense	\$ 642,681.00
Total Income	\$ 654,300.00
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BALANCE	\$ 11,619.00
<b>Transfer to Reserves</b>	<b>\$ 63,480.00</b>
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<b>NET CHANGE TO RESERVES</b>	<b>\$ 75,099.00</b>

\* Not included in expenses

\*\* Paid with Reserve Funds if insufficient funds available in Operating Funds Checkin



