

Riverwood Plantation HOA  
2021 Adopted Budget  
January through December 2021

	Jan - Dec 20	Jan - Dec 21	Change	Quarterly
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Assessment	292,791.00	295,200.00	2,409.00	\$ 200
Roadway Spec. Assessment	4,080.00	4,080.00	0.00	
<b>Total Income</b>	<b>296,871.00</b>	<b>299,280.00</b>	<b>2,409.00</b>	
<b>Expense</b>				
<b>Administrative</b>				
Accounting	1,800.00	1,800.00	0.00	
Bank Service Charge	100.00	225.00	125.00	
Billing & Debt Collections	2,000.00	300.00	-1,700.00	
Community Events	500.00	500.00	0.00	
Insurance	16,900.00	19,000.00	2,100.00	
Legal	8,500.00	10,000.00	1,500.00	
Licenses/Filing/Permits	400.00	400.00	0.00	
Management	28,800.00	29,800.00	1,000.00	
Miscellaneous	500.00	500.00	0.00	
Office Expense	3,000.00	1,500.00	-1,500.00	
Postage	3,400.00	2,800.00	-600.00	
Reserve Study	4,000.00	3,000.00	-1,000.00	
Website Maintenance	600.00	800.00	200.00	
<b>Total Administrative</b>	<b>70,500.00</b>	<b>70,625.00</b>	<b>125.00</b>	
<b>Bad Debt</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>0.00</b>	
<b>Common Utilites</b>				
Cable/Internet Service	2,200.00	3,000.00	800.00	
Electricity	17,700.00	17,800.00	100.00	
Water/Sewer	4,700.00	5,200.00	500.00	
<b>Total Common Utilites</b>	<b>24,600.00</b>	<b>26,000.00</b>	<b>1,400.00</b>	
<b>Grounds</b>				
Cleanup	17,000.00	17,000.00	0.00	
Common Area Maintenance	3,500.00	4,000.00	500.00	
Dock R&M	3,000.00	3,600.00	600.00	
Fence Repair	500.00	500.00	0.00	
Fertilization/Weed/Pest	5,500.00	5,000.00	-500.00	
Fountain/Waterfall Repairs	3,000.00	3,000.00	0.00	
Irrigation	8,000.00	6,200.00	-1,800.00	
Lake/Pond	5,400.00	5,400.00	0.00	
Lawn Mowing	31,300.00	33,100.00	1,800.00	
Miscellaneous	241.00	1,000.00	759.00	
Mulch	4,500.00	4,500.00	0.00	
Plants/Flowers	5,500.00	7,000.00	1,500.00	
RV/Boat Area	5,700.00	5,700.00	0.00	
Tree Trimming	7,500.00	7,500.00	0.00	
Signage	1,500.00	1,500.00	0.00	
<b>Total Grounds</b>	<b>102,141.00</b>	<b>105,000.00</b>	<b>2,859.00</b>	
<b>Payroll</b>	<b>19,200.00</b>	<b>30,000.00</b>	<b>10,800.00</b>	
<b>Building Expenses</b>				
Clubhouse Maintenance	1,000.00	1,000.00	0.00	
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	2,800.00	2,800.00	0.00	
Misc. Building Expenses	4,000.00	500.00	-3,500.00	
Parking	500.00	500.00	0.00	
Plumbing	500.00	500.00	0.00	
Shed Maintenance	5,000.00	500.00	-4,500.00	
Termite Bond	300.00	300.00	0.00	
<b>Total Building Expenses</b>	<b>16,050.00</b>	<b>8,050.00</b>	<b>-8,000.00</b>	

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<b>Recreation</b>				
Golf Cart Maintenance	500.00	800.00	300.00	
Playground Maintenance	500.00	500.00	0.00	
Security System	1,000.00	3,000.00	2,000.00	
Pool Contract	8,200.00	8,200.00	0.00	
Pool Chemicals/Supplies	500.00	900.00	400.00	
Pool Furniture	5,000.00	0.00	-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	
<b>Total Recreation</b>	<u>21,950.00</u>	<u>19,650.00</u>	<u>-2,300.00</u>	
<b>Total Expense</b>	<b>257,441.00</b>	<b>262,325.00</b>	<b>4,884.00</b>	
<b>Net Income</b>	<b>39,430.00</b>	<b>36,955.00</b>	<b>-2,475.00</b>	
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Pool Keys	1,500.00	1,200.00	-300.00	
Clubhouse Rental	3,250.00	1,250.00	-2,000.00	
RV/Boat Storage Fees	5,700.00	5,700.00	0.00	
Sable Cove Settlement	0.00	68,224.00	68,224.00	
<b>Total Other Income</b>	<u>10,450.00</u>	<u>76,374.00</u>	<u>65,924.00</u>	
<b>Total Income</b>	<b>307,321.00</b>	<b>375,654.00</b>	<b>68,333.00</b>	
<b>Reserve Funding</b>				
Road Fund	4,080.00	4,080.00	0.00	
Clubhouse	5,800.00	5,800.00	0.00	
Contingency	4,400.00	4,625.00	225.00	
Contingency - Sable Cove Legal	0.00	68,224.00	68,224.00	
Dock	7,600.00	7,600.00	0.00	
Landscape	3,800.00	3,800.00	0.00	
Park/Sports Complex	14,600.00	9,600.00	-5,000.00	
Pool	9,600.00	9,600.00	0.00	
Roof	0.00	0.00	0.00	
<b>Total Reserve Funding</b>	<u>49,880.00</u>	<u>113,329.00</u>	<u>63,449.00</u>	
<b>Total Other Expense</b>	<u>49,880.00</u>	<u>113,329.00</u>	<u>63,449.00</u>	
<b>Net Other Income</b>	<b>-39,430.00</b>	<b>-36,955.00</b>	<b>2,475.00</b>	
<b>Net Income</b>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	