

River Oaks Homeowners Association, Inc.  
 Adopted Budget  
 For the year: 01/01/21 - 12/31/21

	2020 Adopted Budget	2020 Actual Through August	2020 Projected Annual	2021 Proposed Budget
4000 Homeowner Association Fees	47,700	31,839	47,759	47,119
4050 Reserve Income	<u>8,011</u>	<u>8,011</u>	<u>8,011</u>	<u>8,651</u>
Total Income	55,711	39,850	55,770	55,770
5020 Annual Meeting Expense	200	-	200	200
5050 Bad Debts	2,310	-	-	-
5100 Bookkeeping Services	3,000	2,000	3,000	3,600
5120 Management Fees	9,600	6,400	9,600	9,600
5200 Filing Fees	61	61	61	61
5210 Legal Fees	9,849	15,347	23,021	9,800
5220 Tax Return Preparation	400	700	700	350
5450 Office Supplies & Expense	1,500	864	1,296	1,500
5600 Contingency	-	-	-	2,283
5150 Insurance	3,100	535	2,992	3,100
5250 Lake Maintenance	6,180	2,286	3,429	6,180
5260 Fountain Maintenance	500	315	473	500
5300 Cul-de-sacs Maint. & Rprs	3,000	498	747	1,000
5400 Mulch & Fertilizer	4,500	-	-	4,000
5540 Tree Trimming	1,500	1,450	1,450	1,450
5545 Weed Control	-	-	-	1,495
5550 Master Association Contribution	-	-	-	-
5800 Electricity	<u>2,000</u>	<u>1,370</u>	<u>2,055</u>	<u>2,000</u>
Subtotal Expenses	47,700	31,827	49,024	47,119
2900 Reserve - Aeration equipment	1,000	1,000	1,000	1,000
2920 Reserve - Signs	1,400	1,400	1,400	1,400
2940 Reserve - Landscaping/ Irrig	1,500	1,500	1,500	1,500
2960 Reserve - General	<u>4,111</u>	<u>4,111</u>	<u>4,111</u>	<u>4,751</u>
Subtotal Reserve Funding	8,011	8,011	8,011	8,651
Total Expenses	<u>55,711</u>	<u>39,838</u>	<u>57,035</u>	<u>55,770</u>

Budget prepared for 169 units

330 Per year

River Oaks Homeowners Association, Inc.  
 Adopted Reserve Schedule  
 For the year: 01/01/21 - 12/31/21

	Original Estimated Life	Replacement Estimated Cost	Remaining Estimated Life	Estimated Balance 12/31/2020	Additional Reserve Required	2021 Annual Contribution
290 Reserve - Aeration equipment	10	5,000.00	3	2,000.00	3,000.00	1,000.00
292 Reserve - Signs	10	14,000.00	8	2,800.00	11,200.00	1,400.00
294 Reserve - Landscaping/ Irrig	10	15,000.00	8	3,000.00	12,000.00	1,500.00
296 Reserve - General	10	10,000.00	1	5,248.94	4,751.06	4,751.00
Totals		<u>44,000.00</u>		<u>13,048.94</u>	<u>30,951.06</u>	<u>8,651.00</u>