

**RIVER OAKS HOMEOWNERS ASSOCIATION
2017 APPROVED BUDGET
FOR THE PERIOD OF JANUARY 1, 2017 TO DECEMBER 31, 2017**

169 Units

DESCRIPTION	2016 BUDGET	PER UNIT	2016 ACTUAL	2017 BUDGET	PER UNIT
INCOME					
400 Homeowner Association Fees	25,350.00	150.00	25,350.00	25,350.00	150.00
410 Application Fees	0.00	0.00	1,300.00	0.00	0.00
420 Late Fees & Interest	0.00	0.00	979.89	0.00	0.00
430 Attorney Fees	0.00	0.00	444.55	0.00	0.00
440 Interest Income	0.00	0.00	0.19	0.00	0.00
445 Interest Income - Reserves	0.00	0.00	42.22	0.00	0.00
450 Miscellaneous Income	0.00	0.00	38.97	0.00	0.00
TOTAL INCOME	25,350.00	150.00	28,155.82	25,350.00	150.00
EXPENSES					
<u>ADMINISTRATION</u>					
505 Bad Debts	400.00	2.37	0.00	0.00	0.00
510 Bookkeeping Services	3,000.00	17.75	3,000.00	3,000.00	17.75
520 Filing Fees	91.25	0.54	61.25	61.25	0.36
521 Legal Fees	500.00	2.96	1,851.44	1,000.00	5.92
522 Tax Return Preparation	400.00	2.37	0.00	400.00	2.37
545 Office Supplies & Expense	500.00	2.96	435.77	500.00	2.96
550 Postage & Mailing Costs	250.00	1.48	316.34	350.00	2.07
560 Contingency	208.75	1.24	0.00	388.75	2.30
560 Other - Annual Meeting	0.00	0.00	150.00	200.00	1.18
TOTAL ADMIN EXPENSES	5,350.00	31.66	5,814.80	5,900.00	34.91
<u>INSURANCE</u>					
515 Insurance	3,000.00	17.75	2,948.00	3,000.00	17.75
TOTAL INSURANCE	3,000.00	17.75	2,948.00	3,000.00	17.75
<u>MASTER ASSOCIATION FEES</u>					
535 Master Association Fees	4,000.00	23.67	4,000.00	4,000.00	23.67
TOTAL MASTER ASSOCIATION FEES	4,000.00	23.67	4,000.00	4,000.00	23.67
<u>GROUNDS EXPENSES</u>					
525 Lake Maintenance	4,500.00	26.63	4,375.72	4,250.00	25.15
526 Fountain Maintenance	500.00	2.96	0.00	500.00	2.96
530 Lawn Maintenance & Ground	2,500.00	14.79	1,750.00	2,500.00	14.79
535 River Maintenance	600.00	3.55	0.00	600.00	3.55
540 Mulch, Trim Palms & Fertilizers	2,000.00	11.83	0.00	2,000.00	11.83
541 Annuals in Median	500.00	2.96	0.00	0.00	0.00
TOTAL GROUNDS EXPENSES	10,600.00	62.72	6,125.72	9,850.00	58.28
<u>UTILITIES EXPENSES</u>					
560 Electricity	2,400.00	14.20	2,597.66	2,600.00	15.38
TOTAL UTILITIES EXPENSES	2,400.00	14.20	2,597.66	2,600.00	73.67
TOTAL ADMIN/OPERATING EXPENSES	25,350.00	150.00	21,486.18	25,350.00	150.00
<u>RESERVE EXPENSES</u>					
900 Reserve Transfer	0.00	0.00	42.22	0.00	0.00
TOTAL RESERVE EXPENSES	0.00	0.00	42.22	0.00	0.00
TOTAL EXPENSES	25,350.00	150.00	21,528.40	25,350.00	150.00

RESERVES FOR THE PERIOD: JANUARY 1, 2017 - DECEMBER 31, 2017

DESCRIPTION	BALANCE 12/31/2016	PROJECTED 2016 EXPENSES	PROJECTED BALANCE 12/31/2017
Pooled Reserves	28,169.43	0.00	28,169.43
TOTAL RESERVES	28,169.43	0.00	28,169.43