

**River Oaks Homeowners Association, Inc**  
**Association Budget**  
**For The Year 2025**

Approved

Account Name	YTD 9/30/24	Projected 12 Months	2024 Budget	2025 Budget
<b>Income</b>				
INTEREST & LATE CHARGES	1,181.31	1,181.31	0.00	0.00
MAINTENANCE FEES	61,200.00	61,200.00	61,200.00	61,200.00
<b>Total Operating Income</b>	<b>62,381.31</b>	<b>62,381.31</b>	<b>61,200.00</b>	<b>61,200.00</b>
<b>Expense</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
FILING FEES	335.00	335.00	400.00	345.00
INSURANCE	4,264.51	6,073.51	4,500.00	7,500.00
LEGAL FEES	890.00	1,862.50	2,000.00	2,000.00
MANAGEMENT FEES	6,750.00	9000	9,000.00	9,000.00
MANAGEMENT EXPENSES	1,025.65	1,500.00	700.00	1,500.00
ANNUAL ONLINE EXPENSES	488.55	716.55	1,200.00	750.00
<b>Total ADMINISTRATIVE EXPENSE</b>	<b>13,753.71</b>	<b>19,487.56</b>	<b>17,800.00</b>	<b>21,095.00</b>
<b>DIRECT EXPENDITURES</b>				
ELECTRICITY	537.84	717.12	2,400.00	2,400.00
WEED CONTROL	0.00	400.00	400.00	400.00
MULCH AND FERTILIZER	0.00	1,000.00	1,000.00	1,000.00
LAKE MAINTENANCE	13,563.95	15,813.95	7,200.00	9,000.00
MISCELLANEOUS	0.00	0.00	1,800.00	1,000.00
CUL DE SAC MAINTENANCE	0.00	0.00	0.00	1,000.00
TREE TRIMMING	0.00	600.00	600.00	600.00
<b>Total DIRECT EXPENDITURES</b>	<b>14,101.79</b>	<b>18,531.07</b>	<b>13,400.00</b>	<b>15,400.00</b>
<b>Total Operating Expense</b>	<b>27,855.50</b>	<b>38,018.63</b>	<b>31,200.00</b>	<b>36,495.00</b>
<b>Other Expense</b>				
TRANSFER TO RESERVE FUND	30,000.00	30,000.00	30,000.00	24,705.00
<b>Total Other Expense</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>24,705.00</b>
Total Income	62,381.31	62,381.31	61,200.00	61,200.00
Total Expense	57,855.50	68,018.63	61,200.00	61,200.00
<b>Net Income</b>	<b>4,525.81</b>	<b>-5,637.32</b>	<b>0.00</b>	<b>0.00</b>
<b>Number of Lots</b>				<b>170</b>
<b>Total 2025 Operating Budget</b>				<b>\$61,200.00</b>
<b>Annual Maintenance Fee Per Lot</b>				<b>\$360.00</b>

Reserve Item	Estimated Replacement Cost	Estimated 2024 End Balance	Estimated Full Funding	Estimated Total Life	Annual Budget
<b>General</b>	<b>153,045.80</b>	<b>128,340.80</b>	<b>24,705.00</b>	<b>1</b>	<b>24,705.00</b>
<b>Total</b>	<b>153,045.80</b>	<b>128,340.80</b>	<b>24,705.00</b>		<b>24,705.00</b>
<b>Total Reserves</b>					<b>24,705.00</b>