

River Oaks Homeowners Association
Budget 2017

| Chart of Accounts | Operating Account | Figures | Assumptions | Comments |
|-------------------|--|---------------|---|--|
| | Income | | | |
| | Projected Unallocated Carryover from 2016 | 24,500 | | Avoid a dues increase and cover possible Landscaping fees due to change in contractor |
| 3010 | Regime Fees | 66,465 | 633 homes at \$105 | |
| 3050 | Interest Income | 10 | | |
| 3000 | Total Income | 90,975 | | |
| | Expense | | | |
| 4010 | Management Fees | 13,476 | Contract Fee of \$1,123 per month | |
| 4020 | Newsletter/General Printing | 1,500 | 4 times (February, May, August, November)average \$375 per printing | Consider electronic delivery to reduce cost |
| 4021 | Website | 300 | | |
| 4030 | Office Expense | 1,000 | Invoicing for dues/copies and envelopes (Lockbox) | |
| 4040 | Special Events | 1029 | Allowance | |
| 4050 | Postage & Bulk Mail Permit | 1,355 | Based on 4 mailings per year and office mailings | Newsletter \$675 / Permit \$215 / Office \$465 Consider electronic newsletter delivery to reduce cost |
| 4051 | Mail Box Fee | 120 | | |
| 4052 | Facility Use | 100 | Allowance -Meeting Space | Donation to Faith Assembly |
| 4060 | Bad Debt | | Based on current overdue report | |
| 4070 | Bank Charges | | | |
| 4080 | Tax Preparation | 250 | Tax Return fee | |
| 4090 | Legal | 500 | Lien Filings | |
| 5020 | General Maint. Repairs | 500 | Allowance | Landscape Lighting may need repair |
| 5030 | Emergency Fund | 500 | Allowance | Current Cap \$10,000.00 (Current Balance \$9,986.26) |
| 5110 | Landscape Service | 32,000 | Contract Fee Landscaping \$31,500 / Ant Control \$500 | Assumes 5% increase with change in contractor |
| 5115 | Fertilization and Weed Control | | Included in contract | |
| 5130 | Landscape Repairs | | | |
| 5160 | Mulch/Pine straw | 5,500 | Based on current budget/1000 bales est | |
| 6120 | Pond Maintenance | 1,620 | \$135 per month for service | |
| 6130 | Improvements | 2,625 | | Community Enhancements |
| 8110 | Electric | 9,500 | | |
| 8130 | Water/irrigation | | Water turned off | |
| 9110 | Insurance | 4,050 | Includes GL and D&O Insurance | |
| 9510 | Property Taxes | 350 | Allowance | |
| 9710 | Reserve Funding | 14,700 | Allowance | |
| | Total Expense | 90,975 | | |
| | Budget Shortfall | 0 | | |