

River Bend TOA			
2025 Budget			
Income	2023 Budget	2024 Actual *	2025 Proposed
HOA Assessments (\$220.50 x 64 (%5 Increase)	110,400.00	132,255.02	169,344.00
Late Fee	250.00	300.64	0.00
Lien Fees Recovered	0.00	138.00	0.00
Misc. Income	0.00	5,000.00	0.00
Interest on Bank Accounts	0.00	31.10	0.00
Total income	110,650.00	137,724.76	169,344.00
Fixed Expenses	2023 Budget	2024 Actual	2025 Proposed
Fence Maintenance		130.00	2,500.00
Landscape (On Contract)	19,000.00	20,676.63	23,814.00
Landscape (Off Contract)	5,000.00		1,500.00
Grounds Maintenance		935.00	1,200.00
Lien/Filing & Processing Fees	500.00	326.00	300.00
Roof Repair/Replacement/Maintenance	50,000.00	38,708.00	45,000.00
Irrigation System Expense	500.00	8,600.84	1,000.00
Irrigation Water Shares	200.00	600.08	800.00
Management	5,376.00	5,120.00	6,144.00
Insurance	25,000.00	42,593.81	55,000.00
Utilities: Electric	600.00	658.28	800.00
Trash Disposal	10,500.00	12,159.21	15,000.00
Postage/Copies	500.00	715.50	1,500.00
Process Server Fee		55.00	200.00
Legal & Accounting	130.00	1,743.27	2,000.00
Taxes & Licenses	50.00	10.00	70.00
Snow Removal	2,500.00	0.00	500.00
Repairs and Maintenance	2,500.00	0.00	3,500.00
Reserve Study	0.00	0.00	0.00
Subtotal fixed expenses	122,356.00	133,031.62	160,828.00
Difference between income and expenses	-11,706.00	4,693.14	8,516.00
Operating Account Balance as of 10/18/24	18,446.65		
Reserve Account Balance as of 10/18/24	16,580.39		
TOTAL CASH AS OF 12/31/2022	35,027.04		