

2021 Riverview Estates Budget					
		2020 Budget	2020 Year to Date 11/30/2020	2020 Projected Y/E	2021 Budget
INCOME					
3001	Maintenance Fee Income	\$ 167,000	\$ 173,275	\$ 170,396	\$ 148,000
3006	Clubhouse rental	\$ 1,500	\$ 680	\$ 500	\$ -
3007	Initial Homeowner Fee	\$ 1,000	\$ 917	\$ 1,223	\$ 1,000
3013	Interest Fee on A/R	\$ 200	\$ 1,740	\$ 2,320	\$ 1,000
3016	Late Fee Income	\$ 1,000	\$ 2,550	\$ 3,000	\$ 2,000
3020	Legal Fee Collection Income	\$ 1,000	\$ 8,042	\$ 10,723	\$ 1,000
3101	Violation Charges Income	\$ -	\$ 30	\$ 40	\$ -
3120	Board Discount	\$ (440)	\$ (440)	\$ (440)	\$ (500)
3150	Operating Surplus Reduction	\$ 25,000	\$ 18,750	\$ 25,000	\$ 25,000
	Subtotal Income	\$ 196,260	\$ 205,544	\$ 212,761	\$ 177,500
EXPENSES					
4001	Management & Accounting	\$ 48,000	\$ 44,000	\$ 58,667	\$ 49,920
4002	Audit & Bookkeeping Fees	\$ 7,000	\$ -	\$ -	\$ 7,000
4003	Legal Fees	\$ 5,000	\$ 1,540	\$ 2,053	\$ 3,000
4004	Engineer's Fee	\$ 4,000	\$ -	\$ -	\$ 3,000
4006	Legal fees-collection	\$ 1,000	\$ 8,042	\$ 10,723	\$ 4,000
4101	Office Expense	\$ 4,500	\$ 2,063	\$ 2,751	\$ 4,000
4108	Website	\$ 1,500	\$ 797	\$ 1,063	\$ 1,000
4201	Insurance Expense	\$ 12,000	\$ 11,000	\$ 14,667	\$ 13,000
4206	Payroll Taxes	\$ 800	\$ 2,347	\$ 2,347	\$ -
4210	Payroll Lifeguards	\$ 5,000	\$ -	\$ -	\$ -
4215	HOA Coordinator Services	\$ 10,000	\$ 2,666	\$ 2,800	\$ 5,000
	Office & Professional	\$ 98,800	\$ 72,455	\$ 95,070	\$ 89,920
5201	Landscape Contract	\$ 12,000	\$ 10,910	\$ 10,800	\$ 11,000
5401	Snow Removal Service	\$ 7,000	\$ 350	\$ 525	\$ 3,000
	Grounds Maintenance	\$ 19,000	\$ 11,260	\$ 11,325	\$ 14,000
6201	Repairs & Maintenance	\$ 9,500	\$ 21,272	\$ 28,363	\$ 9,500
6205	Common Electric	\$ 3,000	\$ 1,782	\$ 2,376	\$ 2,000
6211	Clubhouse Water	\$ 1,500	\$ 469	\$ 625	\$ 500
6215	Clubhouse Gas	\$ 2,500	\$ 1,510	\$ 2,013	\$ 2,500
6224	Clubhouse Supplies	\$ 2,500	\$ 3,200	\$ 4,267	\$ 4,000
6225	Clubhouse Trash and Sewer	\$ -	\$ 360	\$ 480	\$ 300
6226	Clubhouse Phone, Intern, Cable	\$ 1,000	\$ 1,835	\$ 2,447	\$ 1,000
6228	Clubhouse Cleaning	\$ 3,000	\$ 2,516	\$ 3,355	\$ 4,000
6229	Clubhouse Security	\$ 4,000	\$ 3,945	\$ 5,260	\$ 4,000
	Building Maint & Utilities	\$ 27,000	\$ 36,889	\$ 49,185	\$ 27,800
6230	Pool Service Contract & Expenses	\$ 10,000	\$ 7,507	\$ 7,507	\$ 8,000
6231	Pool Maintenance	\$ -	\$ 149	\$ 149	\$ 500
6235	Clubhouse Furn. & Equipment	\$ 5,000	\$ 6,528	\$ 8,704	\$ 2,000
6245	Rec Comm Operating Expense	\$ 3,000	\$ -	\$ -	\$ 2,000
	Recreation	\$ 18,000	\$ 14,184	\$ 16,360	\$ 12,500
8002	Operating Contingency	\$ 7,260	\$ -	\$ -	\$ 7,280
8004	Reserve Contribution - Common	\$ 25,000	\$ 22,916	\$ 30,555	\$ 25,000
8009	Initial HO Fee Transfer	\$ 1,000	\$ 917	\$ 1,223	\$ 1,000
	Other Expenses	\$ 33,260	\$ 23,833	\$ 31,777	\$ 33,280
	TOTAL EXPENSES	\$ 196,060	\$ 158,621	\$ 203,717	\$ 177,500
	TOTAL NET INCOME/(LOSS)	\$ 200		\$ 9,044	\$ -
	498 total units				
	354 units at \$350 = 123,900				
	144 units at \$140 = 20,160				
	\$150,960 with a 3% increase by years end				