

## 2021 Budget - River Crossing Main

INCOME		Cost/Mo	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 25.00	12	676	\$ 190,500.00	\$ 193,517.46	\$ 204,000.00
<i>Projected % of Delinquent Dues</i>			2.5%		\$ (4,762.50)		\$ (5,100.00)
5012	Dues - Builder	\$ 25.00	9	26	\$ 9,450.00	\$ 12,375.00	\$ 5,850.00
<b>Total Assessments:</b>					<b>\$ 195,187.50</b>	<b>\$ 205,892.46</b>	<b>\$ 204,750.00</b>
5014	Transfer Fee				\$ -	\$ (25.00)	\$ -
5020	Late Charges				\$ 4,650.00	\$ 1,540.24	\$ 2,650.00
5021	Late Interest				\$ 380.00	\$ 115.62	\$ 210.00
5025	NSF Income				\$ -		\$ -
5026	Fine Income				\$ -	\$ 271.02	\$ -
5032	Lien Income				\$ -	\$ 50.00	\$ -
5045	Initiation Fees				\$ -	\$ 400.00	\$ -
5050	Interest Income				\$ -	\$ 9.14	\$ -
5100	Misc. Income					\$ 20.00	
<b>Total Income:</b>					<b>\$ 200,217.50</b>	<b>\$ 208,273.48</b>	<b>\$ 207,610.00</b>
EXPENSES		Contract Dates	Frequency	# Per Year	2020 Budget	2020 Actuals	2021 Budget
<b>Landscaping Expenses:</b>							
6810	Mowing - Commons/Fall Leaf control				\$ 58,200.00	\$ 59,703.00	\$ 60,950.00
6820	Fertilize - Commons				\$ 7,830.00	\$ 7,707.66	\$ 8,485.65
6830	Turf Spray - Commons				\$ 7,710.00	\$ 7,619.89	\$ 8,495.00
6843	Master Tree Program				\$ 8,000.00	\$ 10,178.07	\$ 9,025.00
6850	Flowers (Planting and Removal)				\$ 650.00	\$ 577.98	\$ 650.00
6860	Sprinkler Turn On & Blow Out				\$ 4,500.00	\$ 3,820.22	\$ 4,205.22
6880	Landscape Labor and Materials				\$ 8,550.00	\$ 8,294.75	\$ 9,350.00
6890	Misc. Landscape- Planter beds				\$ 5,500.00	\$ 5,524.48	\$ 6,603.68
6891	Swale Maintenance/splash pads				\$ 300.00	\$ 285.86	\$ 314.00
<b>Total Landscaping:</b>					<b>\$ 101,240.00</b>	<b>\$ 103,711.91</b>	<b>\$ 108,078.55</b>
<b>Other Expenses:</b>							
6120	Community Events				\$ 6,500.00	\$ -	\$ 6,500.00
6135	Board & Annual Meetings				\$ 100.00	\$ 51.93	\$ 100.00
6305	Accounting				\$ 195.00	\$ 195.00	\$ 195.00
6306	Legal				\$ 250.00	\$ -	\$ 250.00
6310	Insurance Expense				\$ 1,220.00	\$ 799.00	\$ 850.00
6330	Bank Charges				\$ 40.00	\$ 256.82	\$ 110.00
6415	Electricity				\$ 30,000.00	\$ 29,257.93	\$ 30,000.00
6420	Water				\$ 7,400.00	\$ 9,049.87	\$ 9,500.00
6615	Snow Removal				\$ 10,000.00	\$ 6,566.67	\$ 8,000.00
6625	Supplies				\$ -		\$ -
6626	Postage				\$ 3,740.00	\$ 3,241.98	\$ 3,465.00
6630	Repairs & Maintenance/doggie pot				\$ 2,100.00	\$ 2,702.98	\$ 2,600.00
6635	Centennial Trail Sponsor				\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
6900	Web Fees				\$ 75.00	\$ 18.44	\$ 75.00
7505	Management Fee				\$ 35,551.00	\$ 35,658.25	\$ 37,401.50
7508	Property Taxes				\$ 400.00	\$ 355.30	\$ 450.00
7515	Income Taxes				\$ -		\$ -
<b>Total Other:</b>					<b>\$ 99,071.00</b>	<b>\$ 89,654.17</b>	<b>\$ 100,996.50</b>
<b>Capital Funding:</b>					<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>

<b>TOTAL EXPENSES</b>		<b>\$ 204,311.00</b>	<b>\$ 197,366.08</b>	<b>\$ 213,075.05</b>
<b>NET CASH FLOW:</b>		<b>\$ (4,093.50)</b>	<b>\$ 10,907.40</b>	<b>\$ (5,465.05)</b>
<b>Capital Improvement Expenses:</b>				
<b>BEGINNING CASH BALANCE:</b>		\$ 174,667.58	\$ 174,667.58	\$ 189,574.98
<b>ENDING CASH BALANCE:</b>		<b>\$ 168,404.38</b>	<b>\$ 189,574.98</b>	<b>\$ 184,109.93</b>
Operating Account		\$ 272,844.40		
Savings Account		\$ 13,039.48		
Working Capital Account		\$ 22,942.47		
		<u>\$ 308,826.35</u>		
2019 Dues \$22				
2020 Dues \$25				

### 2021 Budget - River Crossing Orchard Place

INCOME:		Cost/Mo	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 95.00	12	30	\$ 34,200.00	\$ 35,823.54	\$ 34,200.00
<b>Total Income:</b>					<b>\$ 34,200.00</b>	<b>\$ 35,823.54</b>	<b>\$ 34,200.00</b>
EXPENSES:		Contract Date	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
<b>Landscaping</b>							
6812	Mowing - Homes				\$ 15,870.00	\$ 14,554.62	\$ 16,009.92
6822	Fertilize - Homes				\$ 1,650.00	\$ 1,666.17	\$ 1,834.47
6832	Turf Spray - Homes				\$ 964.00	\$ 1,004.60	\$ 1,041.50
6843	Master Tree Program				\$ 848.00	\$ 874.74	\$ 961.40
6860	Sprinkler Turn On & Blow Out				\$ 1,030.00	\$ 1,029.11	\$ 1,132.51
6880	Landscape Labor/Materials				\$ 1,525.00	\$ 1,143.41	\$ 1,525.00
6890	Landscape-Planter Beds/fall clean up				\$ 5,046.00	\$ 5,203.78	\$ 6,659.26
<b>Total Landscaping:</b>					<b>\$ 26,933.00</b>	<b>\$ 25,476.43</b>	<b>\$ 29,164.06</b>
<b>Other Expenses</b>							
6615	Snow Removal				\$ 4,500.00	\$ 8,466.98	\$ 6,500.00
7505	Management Fee				\$ 2,880.00	\$ 2,880.00	\$ 2,880.00
<b>Total Other:</b>					<b>\$ 7,380.00</b>	<b>\$ 11,346.98</b>	<b>\$ 9,380.00</b>
<b>TOTAL EXPENSES</b>					<b>\$ 34,313.00</b>	<b>\$ 36,823.41</b>	<b>\$ 38,544.06</b>
<b>NET CASH FLOW:</b>					<b>\$ (113.00)</b>	<b>\$ (999.87)</b>	<b>\$ (4,344.06)</b>
<b>BEGINNING CASH BALANCE:</b>					<b>\$ (1,615.44)</b>	<b>\$ (1,615.44)</b>	<b>\$ (2,615.31)</b>
<b>ENDING CASH BALANCE</b>					<b>\$ (1,728.44)</b>	<b>\$ (2,615.31)</b>	<b>\$ (6,959.37)</b>

2019 \$90

2020 \$95

### 2021 Budget - River Crossing Sahale Townhomes

INCOME:		Cost/Mo	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues TH	\$ 75.00	12	45	\$ 40,500.00	\$ 57,503.76	\$ 40,500.00
5010	Dues Cottages	\$ 100.00	12	14	\$ 15,600.00		\$ 16,800.00
5012	Builder Dues	\$ 100.00			\$ 2,100.00	\$ 2,100.00	\$ -
<i>Projected % of Delinquent Dues</i>			2%		\$ (810.00)		\$ (810.00)
<b>Total Income:</b>					<b>\$ 57,390.00</b>	<b>\$ 59,603.76</b>	<b>\$ 56,490.00</b>
INCOME:		Contract Date	Frequency	# per Yr	2020 Budget	2020 Actuals	2021 Budget
<b>Landscaping</b>							
6810	Mowing - Commons/leaf control				\$ 14,276.00	\$ 10,619.40	\$ 11,315.72
6820	Fertilize - Commons				\$ 1,360.00	\$ 1,320.69	\$ 1,451.88
6830	Turf Spray - Commons				\$ 1,220.00	\$ 900.46	\$ 1,013.70
6843	Master Tree Program				\$ 1,700.00	\$ 1,491.39	\$ 1,700.00
6860	Sprinkler Turn On & Blow Out				\$ 1,500.00	\$ 1,255.34	\$ 1,381.03
6880	Landscape Labor/Materials				\$ 2,550.00	\$ 2,752.30	\$ 2,900.00
6890	Landscape-Planter Beds/fall clean up				\$ 8,000.00	\$ 3,530.27	\$ 7,089.36
6891	Swale Maintenance				\$ 55.00	\$ -	\$ 130.80
<b>Total Landscaping:</b>					<b>\$ 30,661.00</b>	<b>\$ 21,869.85</b>	<b>\$ 26,982.49</b>
<b>Other Expenses</b>							
6415	Electricity & Gas				\$ 2,220.00	\$ 2,179.47	\$ 2,220.00
6420	Water				\$ 3,090.00	\$ 2,383.79	\$ 2,630.00
6615	Snow Removal				\$ 7,500.00	\$ 6,403.34	\$ 7,500.00
6630	Repairs & Maintenance/Doggie pots				\$ 250.00	\$ 54.45	\$ 250.00
7505	Management Fee	\$ 12.00			\$ 8,232.00	\$ 8,244.00	\$ 8,496.00
<b>Total Other:</b>					<b>\$ 21,292.00</b>	<b>\$ 19,265.05</b>	<b>\$ 21,096.00</b>
<b>Capital Funding:</b>					<b>\$ 5,000.00</b>	<b>\$ 5,000.00</b>	<b>\$ 5,000.00</b>
<b>TOTAL EXPENSES</b>					<b>\$ 56,953.00</b>	<b>\$ 41,134.90</b>	<b>\$ 53,078.49</b>
<b>NET CASH FLOW:</b>					<b>\$ 437.00</b>	<b>\$ 13,468.86</b>	<b>\$ 3,411.51</b>
<b>CAPITAL EXPENSES:</b>						<b>\$ -</b>	
<b>BEGINNING CASH BALANCE:</b>					<b>\$ 73,119.47</b>	<b>\$ 73,119.47</b>	<b>\$ 91,588.33</b>
<b>ENDING CASH BALANCE:</b>					<b>\$ 73,556.47</b>	<b>\$ 86,588.33</b>	<b>\$ 94,999.84</b>
<b>Cash Balance Including Capital Income:</b>					<b>\$ 78,556.47</b>	<b>\$ 91,588.33</b>	<b>\$ 99,999.84</b>
2018 Dues \$65							
2019 Dues \$75 & \$100							
2020 Dues \$75 & \$100							

## 2021 Budget - River Crossing Trailhead Townhomes

<b>INCOME:</b>		Cost/Mo	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues:	\$ 100.00	12	18	\$ 21,600.00	\$ 20,837.00	\$ 21,600.00
<b>Total Homeowner Assessment:</b>					<b>\$ 21,600.00</b>	<b>\$ 20,837.00</b>	<b>\$ 21,600.00</b>
<b>EXPENSES:</b>		Contract Date	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
<b>Snow Removal</b>							
6615	Alley/Sidewalks				\$ 3,000.00	\$ 2,885.85	\$ 3,500.00
<b>Snow Removal Total</b>					<b>\$ 3,000.00</b>	<b>\$ 2,885.85</b>	<b>\$ 3,500.00</b>
<b>Landscaping Expenses</b>							
6810	Mowing - Commons/Homes				\$ 6,810.00	\$ 6,463.88	\$ 7,010.04
6820	Fertilize - Commons/Homes				\$ 687.00	\$ 684.11	\$ 755.37
6830	Turf Spray - Commons/Homes				\$ 345.00	\$ 345.00	\$ 377.69
6843	Master Tree Program				\$ 630.00	\$ 1,016.85	\$ 880.00
6860	Sprinkler Turn On & Blow Out				\$ 627.00	\$ 625.09	\$ 687.79
6880	Landscape Labor				\$ 1,325.00	\$ 1,523.02	\$ 1,625.00
6890	Misc. Landscape (Bed Weeding)				\$ 2,413.00	\$ 1,514.80	\$ 2,139.64
<b>Landscaping Total</b>					<b>\$ 12,837.00</b>	<b>\$ 12,172.75</b>	<b>\$ 13,475.53</b>
<b>Common Area Utilities</b>							
6415	Irrigation Timers/Street Lights				\$ 552.00	\$ 498.19	\$ 552.00
6420	Water				\$ 800.00	\$ 484.02	\$ 590.00
<b>Common Area Utilities Total</b>					<b>\$ 1,352.00</b>	<b>\$ 982.21</b>	<b>\$ 1,142.00</b>
<b>Common Area Repair &amp; Maintenance</b>							
6440	Alley				\$ -	\$ -	\$ -
6630	Site Amenities				\$ -	\$ -	\$ -
<b>Common Area Repair &amp; Maintenance Total</b>					<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Administrative Expenses</b>							
	Reserve Account Fund				\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
7505	Management Fee				\$ 2,592.00	\$ 2,592.00	\$ 2,592.00
<b>Administrative Total</b>					<b>\$ 4,092.00</b>	<b>\$ 4,092.00</b>	<b>\$ 4,092.00</b>

**Total Expenses:** \$ 21,281.00 \$ 20,132.81 \$ 22,209.53

**Net Cash Flow:** \$ 319.00 \$ 704.19 \$ (609.53)

**Beginning Cash Balance:** \$ 18,205.05 \$ 18,205.05 \$ 20,409.24

**Ending Cash Balance:** \$ 18,524.05 \$ 18,909.24 \$ 19,799.71

**Cash Balance Including Capital Income:** \$ 20,024.05 \$ 20,409.24 \$ 21,299.71

2019 Dues \$95

2020 Dues 100

## 2021 Budget - River Crossing East Townhome Cottages

<b>INCOME:</b>		Cost/Mo	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues:	\$ 100.00	12	17		\$ 7,925.00	\$ 19,300.00
5012	Builder Dues	\$ 100.00	3	5	\$ -	\$ 4,800.00	\$ 1,500.00
<b>Total Homeowner Assessment:</b>						<b>\$ 12,725.00</b>	<b>\$ 20,800.00</b>
<b>EXPENSES:</b>		Contract Date	Frequency	# of homes	2020 Budget	2020 Actuals	2021 Budget
<b>Snow Removal</b>							
6615	Alley/Driveway/Sidewalks					\$ 686.07	\$ 3,000.00
<b>Snow Removal Total</b>						<b>\$ 686.07</b>	<b>\$ 3,000.00</b>
<b>Landscaping Expenses</b>							
6810	Mowing - Commons/Homes					\$ 3,169.06	\$ 12,597.54
6820	Fertilize - Commons/Homes					\$ -	\$ 746.90
6830	Turf Spray - Commons/Homes					\$ -	\$ 364.45
6843	Master Tree Program					\$ -	\$ 524.00
6860	Sprinkler Turn On & Blow Out					\$ 367.54	\$ 680.16
6880	Landscape Labor					\$ -	\$ 500.00
6890	Misc. Landscape (Bed Weeding)					\$ 642.51	\$ 3,187.10
<b>Landscaping Total</b>						<b>\$ 4,179.11</b>	<b>\$ 18,600.15</b>
<b>Common Area Utilities</b>							
6415	Irrigation Timer						\$ 135.00
6420	Water					\$ 14.50	\$ 650.00
<b>Common Area Utilities Total</b>						<b>\$ 14.50</b>	<b>\$ 785.00</b>
<b>Common Area Repair &amp; Maintenance</b>							
6440	Alley				\$ -	\$ -	\$ -
6630	Site Amenities				\$ -	\$ -	\$ -
<b>Common Area Repair &amp; Maintenance Total</b>						<b>\$ -</b>	<b>\$ -</b>
<b>Administrative Expenses</b>							
	Reserve Account Fund						\$ 1,500.00
7505	Management Fee	\$ 12.00				\$ 288.00	\$ 2,256.00
<b>Administrative Total</b>						<b>\$ 288.00</b>	<b>\$ 3,756.00</b>
<b>Total Expenses:</b>						<b>\$ 5,167.68</b>	<b>\$ 26,141.15</b>
<b>Net Cash Flow:</b>						<b>\$ 7,557.32</b>	<b>\$ (5,341.15)</b>
<b>Beginning Cash Balance:</b>						<b>\$ -</b>	<b>\$ 7,557.32</b>
<b>Ending Cash Balance:</b>						<b>\$ 7,557.32</b>	<b>\$ 2,216.17</b>
<b>Cash Balance Including Capital Income:</b>						<b>\$ 7,557.32</b>	<b>\$ 3,716.17</b>

2020 Dues \$100

# 2021 Capital Expenses Budget

River District		Cost per Mo	# per Year	# of homes	2020 Budget	2020 Actuals	2021 Budget
<b>INCOME:</b>							
5045	Initiation Fees	\$ 50.00	1	25	\$ 2,100.00	\$ 2,300.00	\$ 1,250.00
5050	Interest				\$ 18.00	\$ 11.79	\$ 18.00
<b>Total Income:</b>		\$ -			\$ 2,118.00	\$ 2,311.79	\$ 1,268.00

		Date	Frequency	# per Yr	2020 Budget	2020 Actuals	2021 Budget
<b>Capital Expenses:</b>							
6621-900					\$ -	\$ -	\$ -
6621-900					\$ -		\$ -
6621-900							
<b>Total Expenses:</b>					\$ -	\$ -	\$ -
<b>Net Cash Flow</b>					\$ 2,118.00	\$ 2,311.79	\$ 1,268.00