

## 2022 Budget - River Crossing Main

INCOME		2021 Budget	2022 Budget
5010	Dues	\$ 204,000.00	\$ 230,500.00
<i>Projected % of Delinquent Dues</i>		<i>\$ (5,100.00)</i>	<i>\$ (2,305.00)</i>
5012	Dues - Builder	\$ 5,850.00	\$ 5,292.00
	Developer Contribution		\$ 17,000.00
<b>Total Assessments:</b>		<b>\$ 204,750.00</b>	<b>\$ 250,487.00</b>
5014	Transfer Fee	\$ -	\$ -
5020	Late Charges	\$ 2,650.00	\$ 3,550.00
5021	Late Interest	\$ 210.00	\$ 270.00
5025	NSF Income	\$ -	\$ -
5026	Fine Income	\$ -	\$ -
5032	Lien Income	\$ -	\$ 400.00
5045	Initiation Fees	\$ -	\$ -
5050	Interest Income	\$ -	\$ -
5100	Misc. Income		
<b>Total Income:</b>		<b>\$ 207,610.00</b>	<b>\$ 254,707.00</b>
EXPENSES		2021 Budget	2022 Budget
<b>Landscaping Expenses:</b>			
6810	Mowing - Commons/Fall Leaf control	\$ 60,950.00	\$ 74,358.00
6820	Fertilize - Commons	\$ 8,485.65	\$ 9,085.65
6830	Turf Spray - Commons	\$ 8,495.00	\$ 9,680.00
6843	Master Tree Program	\$ 9,025.00	\$ 11,595.00
6850	Flowers (Planting and Removal)	\$ 650.00	\$ 650.00
6860	Sprinkler Turn On & Blow Out	\$ 4,205.22	\$ 4,492.13
6880	Landscape Labor and Materials	\$ 9,350.00	\$ 13,750.00
6890	Misc. Landscape- Planter beds	\$ 6,603.68	\$ 8,015.22
6891	Swale Maintenance/splash pads	\$ 314.00	\$ 454.00
<b>Total Landscaping:</b>		<b>\$ 108,078.55</b>	<b>\$ 132,080.00</b>
<b>Other Expenses:</b>			
6120	Community Events	\$ 6,500.00	\$ 8,500.00
6135	Board & Annual Meetings	\$ 100.00	\$ 100.00
6305	Accounting	\$ 195.00	\$ 400.00
6306	Legal	\$ 250.00	\$ -
6308	Lien Filing		\$ 800.00
6310	Insurance Expense	\$ 850.00	\$ 850.00
6330	Bank Charges	\$ 110.00	\$ 40.00
6415	Electricity	\$ 30,000.00	\$ 31,200.00
6420	Water	\$ 9,500.00	\$ 10,640.00
6615	Snow Removal	\$ 8,000.00	\$ 8,000.00
6625	Supplies	\$ -	\$ -
6626	Postage	\$ 3,465.00	\$ 4,800.00
6630	Repairs & Maintenance/doggie pot	\$ 2,600.00	\$ 3,985.00
6635	Centennial Trail Sponsor	\$ 1,500.00	\$ 6,900.00
6900	Web Fees	\$ 75.00	\$ 156.82
7505	Management Fee	\$ 37,401.50	\$ 41,595.00
7508	Property Taxes	\$ 450.00	\$ 450.00
7515	Income Taxes	\$ -	\$ -
<b>Total Other:</b>		<b>\$ 100,996.50</b>	<b>\$ 118,416.82</b>
<b>Capital Funding:</b>		<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>

**TOTAL EXPENSES \$ 213,075.05 \$ 254,496.82**  
**NET CASH FLOW: \$ (5,465.05) \$ 210.18**

## 2022 Budget - River Crossing Sahale Townhomes

<b>INCOME:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
5010	Dues TH	\$ 40,500.00	\$ 40,500.00
5010	Dues Cottages	\$ 16,800.00	\$ 16,800.00
<i>Projected % of Delinquent Dues</i>		<b>\$ (810.00)</b>	<b>\$ (810.00)</b>
<b>Total Income:</b>		<b>\$ 56,490.00</b>	<b>\$ 56,490.00</b>
<b>INCOME:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
<b>Landscaping</b>			
6810	Mowing - Commons/leaf control	\$ 11,315.72	\$ 11,315.72
6820	Fertilize - Commons	\$ 1,451.88	\$ 1,959.00
6830	Turf Spray - Commons	\$ 1,013.70	\$ 1,119.00
6843	Master Tree Program	\$ 1,700.00	\$ 2,000.00
6860	Sprinkler Turn On & Blow Out	\$ 1,381.03	\$ 1,323.63
6880	Landscape Labor/Materials	\$ 2,900.00	\$ 2,900.00
6890	Landscape-Planter Beds/fall clean up	\$ 7,089.36	\$ 8,433.95
6891	Swale Maintenance	\$ 130.80	\$ 170.00
<b>Total Landscaping:</b>		<b>\$ 26,982.49</b>	<b>\$ 29,221.30</b>
<b>Other Expenses</b>			
6415	Electricity & Gas	\$ 2,220.00	\$ 2,220.00
6420	Water	\$ 2,630.00	\$ 2,700.00
6615	Snow Removal	\$ 7,500.00	\$ 7,500.00
6630	Repairs & Maintenance/Doggie pots	\$ 250.00	\$ 250.00
7505	Management Fee	\$ 8,496.00	\$ 8,496.00
<b>Total Other:</b>		<b>\$ 21,096.00</b>	<b>\$ 21,166.00</b>
<b>Capital Funding:</b>		<b>\$ 5,000.00</b>	<b>\$ 5,000.00</b>

**TOTAL EXPENSES \$ 53,078.49 \$ 55,387.30**

**NET CASH FLOW: \$ 3,411.51 \$ 1,102.70**

## 2022 Budget - River Crossing Orchard Place

<b>INCOME:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
5010	Dues	\$ 34,200.00	\$ 41,400.00
<b>Total Income:</b>		<b>\$ 34,200.00</b>	<b>\$ 41,400.00</b>
<b>EXPENSES:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
<b>Landscaping</b>			
6812	Mowing - Homes	\$ 16,009.92	\$ 16,009.92
6822	Fertilize - Homes	\$ 1,834.47	\$ 2,449.47
6832	Turf Spray - Homes	\$ 1,041.50	\$ 1,167.69
6843	Master Tree Program	\$ 961.40	\$ 1,192.76
6860	Sprinkler Turn On & Blow Out	\$ 1,132.51	\$ 1,151.62
6880	Landscape Labor/Materials	\$ 1,525.00	\$ 1,550.00
6890	Landscape-Planter Beds/fall clean up	\$ 6,659.26	\$ 7,470.13
<b>Total Landscaping:</b>		<b>\$ 29,164.06</b>	<b>\$ 30,991.59</b>
<b>Other Expenses</b>			
6615	Snow Removal	\$ 6,500.00	\$ 6,500.00
7505	Management Fee	\$ 2,880.00	\$ 2,880.00
<b>Total Other:</b>		<b>\$ 9,380.00</b>	<b>\$ 9,380.00</b>

**TOTAL EXPENSES \$ 38,544.06 \$ 40,371.59**  
**NET CASH FLOW: \$ (4,344.06) \$ 1,028.41**

## 2021 Budget - River Crossing Trailhead Townhomes

<b>INCOME:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
5010	Dues:	\$ 21,600.00	\$ 24,840.00
<i><b>Total Homeowner Assessment:</b></i>		<b>\$ 21,600.00</b>	<b>\$ 24,840.00</b>
<b>EXPENSES:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
<b>Snow Removal</b>			
6615	Alley/Sidewalks	\$ 3,500.00	\$ 3,500.00
<i><b>Snow Removal Total</b></i>		<b>\$ 3,500.00</b>	<b>\$ 3,500.00</b>
<b>Landscaping Expenses</b>			
6810	Mowing - Commons/Homes	\$ 7,010.04	\$ 9,605.06
6820	Fertilize - Commons/Homes	\$ 755.37	\$ 764.49
6830	Turf Spray - Commons/Homes	\$ 377.69	\$ 381.50
6843	Master Tree Program	\$ 880.00	\$ 1,100.00
6860	Sprinkler Turn On & Blow Out	\$ 687.79	\$ 673.33
6880	Landscape Labor	\$ 1,625.00	\$ 1,830.00
6890	Misc. Landscape (Bed Weeding)	\$ 2,139.64	\$ 2,746.05
<i><b>Landscaping Total</b></i>		<b>\$ 13,475.53</b>	<b>\$ 17,100.43</b>
<b>Common Area Utilities</b>			
6415	Irrigation Timers/Street Lights	\$ 552.00	\$ 552.00
6420	Water	\$ 590.00	\$ 590.00
<i><b>Common Area Utilities Total</b></i>		<b>\$ 1,142.00</b>	<b>\$ 1,142.00</b>
<b>Common Area Repair &amp; Maintenance</b>			
6440	Alley	\$ -	\$ -
6630	Site Amenities	\$ -	\$ -
<i><b>Common Area Repair &amp; Maintenance Total</b></i>		<b>\$ -</b>	<b>\$ -</b>
<b>Administrative Expenses</b>			
	Reserve Account Fund	\$ 1,500.00	\$ 1,500.00
7505	Management Fee	\$ 2,592.00	\$ 2,592.00
<i><b>Administrative Total</b></i>		<b>\$ 4,092.00</b>	<b>\$ 4,092.00</b>

**Total Expenses: \$ 22,209.53 \$ 25,834.43**

**Net Cash Flow: \$ (609.53) \$ (994.43)**

## 2022 Budget - River Crossing East Townhome Cottages

<b>INCOME:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
5010	Dues:	\$ 19,300.00	\$ 30,090.00
5012	Builder Dues	\$ 1,500.00	\$ 3,450.00
<b>Total Homeowner Assessment:</b>		<b>\$ 20,800.00</b>	<b>\$ 33,540.00</b>
<b>EXPENSES:</b>		<b>2021 Budget</b>	<b>2022 Budget</b>
<b>Snow Removal</b>			
6615	Alley/Driveway/Sidewalks	\$ 3,000.00	\$ 5,000.00
<b>Snow Removal Total</b>		<b>\$ 3,000.00</b>	<b>\$ 5,000.00</b>
<b>Landscaping Expenses</b>			
6810	Mowing - Commons/Homes	\$ 12,597.54	\$ 16,181.36
6820	Fertilize - Commons/Homes	\$ 746.90	\$ 1,081.50
6830	Turf Spray - Commons/Homes	\$ 364.45	\$ 900.00
6843	Master Tree Program	\$ 524.00	\$ 600.00
6860	Sprinkler Turn On & Blow Out	\$ 680.16	\$ 854.86
6880	Landscape Labor	\$ 500.00	\$ 1,850.00
6890	Misc. Landscape (Bed Weeding)	\$ 3,187.10	\$ 4,216.40
<b>Landscaping Total</b>		<b>\$ 18,600.15</b>	<b>\$ 25,684.12</b>
<b>Common Area Utilities</b>			
6415	Irrigation Timer	\$ 135.00	\$ 360.00
6420	Water	\$ 650.00	\$ 650.00
<b>Common Area Utilities Total</b>		<b>\$ 785.00</b>	<b>\$ 1,010.00</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	\$ 1,500.00
7505	Management Fee	\$ 2,256.00	\$ 3,288.00
<b>Administrative Total</b>		<b>\$ 3,756.00</b>	<b>\$ 4,788.00</b>
<b>Total Expenses:</b>		<b>\$ 26,141.15</b>	<b>\$ 36,482.12</b>
<b>Net Cash Flow:</b>		<b>\$ (5,341.15)</b>	<b>\$ (2,942.12)</b>

# 2022 Capital Expenses Budget

<b>River District</b>		<b>Cost per Mo.</b>	<b># per Year</b>	<b># of homes</b>	<b>2021 Budget</b>	<b>2022 Budget</b>
<b>INCOME:</b>						
5045	Initiation Fees	\$ 50.00	1	20	\$ 1,250.00	\$ 1,000.00
5050	Interest				\$ 18.00	\$ 18.00
<b>Total Income:</b>		\$ -			<b>\$ 1,268.00</b>	<b>\$ 1,018.00</b>

		<b>Date</b>	<b>Frequency</b>	<b># per Yr.</b>	<b>2021 Budget</b>	<b>2022 Budget</b>
<b>Capital Expenses:</b>						
6621-900					\$ -	\$ -
6621-900					\$ -	\$ -
6621-900						
<b>Total Expenses:</b>					<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>					<b>\$ 1,268.00</b>	<b>\$ 1,018.00</b>