

# 2023 Budget Ratification & Notice of Assessment Increase



November 14, 2022

Dear River District Homeowner(s):

As the season changes, it's time again to finalize the Association's financial plan for the year ahead. With support from Rockwood Property Management (RPM), your elected Directors have adopted and hereby propose the enclosed 2023 Budget for ratification by the members.

Like most consumers, the Association is experiencing the financial impact of recent market and labor fluctuations. To continue the level of service members have come to expect, an assessment increase is necessary to cover the rising cost of goods and services. A detailed account of anticipated income and expenses is included for your consideration. Please review carefully then provide any questions or concerns you may have prior to ratification.

The budget is ratified unless 51% of members oppose. To reject the budget, members may attend the Ratification Meeting in person or by proxy at 2:00pm on December 13, 2022, via Zoom. Proxies must be submitted in writing and received prior to the Ratification Meeting. The purpose of the Ratification Meeting is to tally the members opposed to the proposed 2023 Budget; no other business will be discussed. To attend, please click the meeting link from the HOA's homepage ([www.riverdistricthoa.com](http://www.riverdistricthoa.com)) or enter it into your browser window as <https://us06web.zoom.us/j/81719588938>. Written proxies may be emailed, mailed or hand delivered to RPM via the contact information in the signature line.

The proposed 2023 Budget incorporates reserve funding based on current financial projections. If the budget is rejected by the membership, the current assessment rates will carry over to 2023 and the board will need to evaluate a reduction in services to stay within budget. **Upon ratification of the proposed 2023 Budget, the following assessment rates will be imposed effective January 1, 2023:**

**Main Association** dues will increase from \$28 to \$33.50 per month; levied semi-annually on January 1 and July 1 in the amount \$201.

**Sahale Townhomes** dues will increase from \$75 to \$100 per month, which brings the total monthly assessment to \$133.50 (= \$100 Townhomes + \$33.50 Main).

**Sahale Cottages** dues will increase from \$100 to \$125 per month, which brings the total monthly assessment to \$158.50 (= \$125 Townhomes + \$33.50 Main).

**Orchard Place** dues will increase from \$115 to \$160, which brings the total monthly assessment to \$199.50 (= \$160 Orchard Place + \$33.50 Main).

- **Special Assessment:** in addition to the above increase, a one-time special assessment in the amount \$300 will be levied to Orchard Place on January 1<sup>st</sup> and due by March 31<sup>st</sup> to fund the 2022 yearend deficit.

**Trailhead Townhomes** dues will increase from \$115 to \$160, which brings the total monthly assessment to \$199.50 (= \$160 Trailhead + \$33.50 Main).

**River Crossing East Townhomes** dues will increase from \$115 to \$160, which brings the total monthly assessment to \$199.50 (= \$160 East Townhomes + \$33.50 Main).

*(continued on the reverse)*

## 2023 Budget Ratification & Notice of Assessment Increase *(continued)*



In December, an assessment payment coupon book will be sent to all homeowners *except those enrolled in Auto Pay through the Portal*. Aside from the forthcoming payment coupon book, no additional notice will be sent regarding the 2023 assessment increase. To avoid an underpayment, please make arrangements now to remit the new amount in January. Refer to the enclosed document titled "Assessment Payment Methods" for remittance instructions.

\* \* If you are enrolled in Portal AutoPay, nothing further is required from you. The debit amount will be adjusted on your behalf beginning in January 2023.

As always, we thank you for your continued partnership in promoting a high quality of life at River District. We look forward to another successful year together.

In partnership,

**River District**

c/o Rockwood Property Management

PHONE: (509) 321-5921

EMAIL: [riverdistricthoa@rockwoodpm.com](mailto:riverdistricthoa@rockwoodpm.com)

## River District HOA

### ASSESSMENT PAYMENT METHODS

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For the remittance of assessments, your HOA accepts the payment methods detailed below. To ensure your payment is received as intended, please review the instructions for your preferred payment method carefully prior to remitting payment.

#### Helpful Links:

Your HOA's homepage: [www.riverdistricthoa.com](http://www.riverdistricthoa.com)

Your HOA's website is updated regularly with relevant information and important links.

[Owner Access Portal](#) (also linked to your HOA's homepage)

The Portal is our new online platform where owners may login to view their assessment account balance, review enforcement actions and pay assessments using a variety of online payment methods including FREE recurring ACH. If you don't have a login, please request an invite via the HOA's website homepage (see above link).

**ONLINE PAYMENTS:** Through the Portal, we offer FREE recurring ACH payments ("AutoPay") for the remittance of HOA assessments. Visa, MasterCard and one-time ACH payments are offered for a nominal fee as follows:

- AutoPay: FREE Recurring ACH payments (must enroll before assessment due date)
- One-time ACH payments are \$2.95 each
- Visa and MasterCard transactions are \$2.95 + 3.5% each

To enroll in AutoPay, you must first register for the Portal. Visit your HOA's homepage to complete the form "*Request an Invite to the Owner Access Portal*". Once registered, login to your Portal account then follow the prompts to create a payment method then enroll in AutoPay.

#### Please read prior to AutoPay enrollment:

- ❖ Once enrolled, your first AutoPay payment will be debited from your checking account on the next assessment due date. You must be enrolled BEFORE the assessment due date in order to pay by AutoPay.
- ❖ The Portal does not take into account any outstanding balances or credits remaining on your account with the HOA at the time of AutoPay enrollment. This means that an outstanding balance (if any) must be paid another way, either a check sent by mail or one-time Portal payment.
- ❖ Conversely, any credits that exist on your account with the HOA will not be taken into account when the AutoPay is debited on the next assessment due date; the exact assessment amount will be debited from your checking account regardless of the balance due or lack thereof. Please take this into consideration when enrolling in AutoPay.
- ❖ Once enrolled in AutoPay, the rate will be automatically updated if/when assessments change from year to year. The exact assessment amount will be debited on each due date until the homeowner cancels or amends their AutoPay enrollment via the Portal

**River Distrist HOA**  
**ASSESSMENT PAYMENT METHODS**

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**US MAIL PAYMENTS:**

1. Payment remittance coupons for the following year are distributed to all owners (except those enrolled in Portal AutoPay) prior to January 1st. To ensure your payment is applied to the correct account, please include a payment remittance coupon with each check and mail using the windowed envelopes provided.

***Include the following information on each payment to ensure proper application:***

- a. Your Management Company ID: **7794**
- b. Association ID, which is: **RCX**
- c. Your Property Account Number has not changed and can be found on your remittance coupons or the Portal.

Example: **7794 – RCX – RCX123123**

2. Please mail all payments to the following remittance address:

River Crossing HOA  
c/o Rockwood Property Management  
P.O. Box 94804  
Las Vegas, NV 89193-4804

3. If you are paying for multiple properties, please send a separate coupon and check for each property.

**BANK BILL PAY SERVICES:** If you currently utilize or want to pay through the bill payment service provided by your bank, please do the following:

1. **VERY IMPORTANT:** Delete any existing payment profile and create a new one. Enter the payee and mailing address as follows:

**Payee:** River Crossing HOA  
**Address Line 1:** c/o Rockwood Property Management  
**Address Line 2:** P.O. Box 94804  
**City, State, Zip:** Las Vegas, NV 89193-4804

2. Make payable to River Crossing HOA and include the Management Company ID, Association ID and your account number on the check memo line. See above for an example. ***This must be included on each payment to ensure proper application.***

# 2023 Budget - Main

## River Crossing HOA (AKA RIVER DISTRICT)

INCOME		2022 Budget	2022 Actuals*	2023 Budget
5010	Dues	\$ 230,500.00	\$ 229,130.31	\$ 287,832.00
<i>Projected % of Delinquent Dues</i>		\$ (2,305.00)		\$ (2,878.32)
5012	Dues - Builder	\$ 5,292.00	\$ 5,796.00	\$ 6,030.00
	Developer Contribution	\$ 17,000.00	\$ 17,000.00	\$ 10,000.00
<b>Total Assessments:</b>		<b>\$ 250,487.00</b>	<b>\$ 251,926.31</b>	<b>\$ 300,983.68</b>

5014	Transfer Fee	\$ -	\$ 50.00	\$ -
5020	Late Charges	\$ 3,550.00	\$ 4,396.56	\$ 4,000.00
5021	Late Interest	\$ 270.00	\$ 320.52	\$ 310.00
5025	NSF Income	\$ -		\$ -
5026	Fine Income	\$ -		\$ -
5032	Lien Income	\$ 400.00	\$ 1,076.65	\$ -
5045	Initiation Fees	\$ -		\$ -
5050	Interest Income	\$ -	\$ 70.41	\$ -
5100	Misc. Income		\$ 272.97	\$ -
<b>Total Income:</b>		<b>\$ 254,707.00</b>	<b>\$ 258,113.42</b>	<b>\$ 305,293.68</b>

EXPENSES		2022 Budget	2022 Actuals*	2023 Budget
<b>Landscaping Expenses:</b>				
6810	Mowing - Commons/Fall Leaf control	\$ 74,358.00	\$ 73,041.79	\$ 103,779.65
6820	Fertilize - Commons	\$ 9,085.65	\$ 8,710.05	\$ 11,169.87
6830	Turf Spray - Commons	\$ 9,680.00	\$ 10,821.89	\$ 11,768.96
6843	Master Tree Program	\$ 11,595.00	\$ 17,282.17	\$ 13,488.96
6850	Flowers (Planting and Removal)	\$ 650.00	\$ 528.75	\$ 650.00
6860	Sprinkler Turn On & Blow Out	\$ 4,492.13	\$ 4,492.13	\$ 4,876.00
6880	Landscape Labor and Materials	\$ 13,750.00	\$ 10,277.39	\$ 13,750.00
6890	Misc. Landscape- Planter beds	\$ 8,015.22	\$ 10,309.90	\$ 9,021.55
6891	Swale Maintenance/splash pads	\$ 454.00	\$ 454.00	\$ 491.41
<b>Total Landscaping:</b>		<b>\$ 132,080.00</b>	<b>\$ 135,918.07</b>	<b>\$ 168,996.41</b>

<b>Other Expenses:</b>				
6120	Community Events	\$ 8,500.00	\$ 8,698.48	\$ 9,300.00
6135	Board & Annual Meetings	\$ 100.00	\$ 358.65	\$ 350.00
6305	Accounting	\$ 400.00	\$ 195.00	\$ 195.00
6306	Legal	\$ -		\$ -
6308	Lien Filing	\$ 800.00	\$ 1,257.00	\$ -
6310	Insurance Expense	\$ 850.00	\$ 1,135.00	\$ 1,181.00
6330	Bank Charges	\$ 40.00	\$ 128.03	\$ 40.00
6415	Electricity/Street Lights	\$ 31,200.00	\$ 35,014.16	\$ 35,500.00
6420	Water	\$ 10,640.00	\$ 8,942.90	\$ 10,930.00
6615	Snow Removal	\$ 8,000.00	\$ 19,503.91	\$ 19,737.00
6626	Postage	\$ 4,800.00	\$ 5,903.11	\$ 6,880.00
6630	Repairs & Maintenance/doggie pot	\$ 3,985.00	\$ 6,237.58	\$ 5,693.00
6635	Centennial Trail Sponsor	\$ 6,900.00	\$ 2,566.25	\$ 4,500.00
6900	Web Fees	\$ 156.82	\$ 156.82	\$ 156.82
7505	Management Fee	\$ 41,595.00	\$ 41,329.75	\$ 46,975.50
7508	Property Taxes	\$ 450.00	\$ 359.76	\$ 450.00
7515	Income Taxes	\$ -		\$ -
<b>Total Other:</b>		<b>\$ 118,416.82</b>	<b>\$ 131,786.40</b>	<b>\$ 141,888.32</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>\$ 254,496.82</b>	<b>\$ 271,704.47</b>	<b>\$ 314,884.73</b>
<b>NET CASH FLOW:</b>		<b>\$ 210.18</b>	<b>\$ (13,591.05)</b>	<b>\$ (9,591.05)</b>

**Capital Improvement Expenses**

<b>BEGINNING CASH BALANCE:</b>	\$ 162,504.01	\$ 162,504.01	\$ 152,912.96
<b>ENDING CASH BALANCE + Capital:</b>	\$ 166,714.19	\$ 152,912.96	\$ 143,321.91

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

**River Crossing HOA (AKA RIVER DISTRICT)**  
**2023 Budget - Sahale Townhomes & Cottages**

<b>INCOME:</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
5010	Dues TH	\$ 40,500.00	\$ 56,612.69	\$ 54,000.00
5010	Dues Cottages	\$ 16,800.00		\$ 21,000.00
	<i>Projected % of Delinquent Dues</i>	\$ (810.00)		\$ (1,080.00)
<b>Total Income:</b>		<b>\$ 56,490.00</b>	<b>\$ 56,612.69</b>	<b>\$ 73,920.00</b>

<b>EXPENSES:</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
<b>Landscaping</b>				
6810	Mowing - Commons/leaf control	\$ 11,315.72	\$ 11,700.36	\$ 16,018.10
6820	Fertilize - Commons	\$ 1,959.00	\$ 2,029.75	\$ 2,572.99
6830	Turf Spray - Commons	\$ 1,119.00	\$ 1,593.09	\$ 1,382.35
6843	Master Tree Program	\$ 2,000.00	\$ 3,752.14	\$ 4,500.00
6860	Sprinkler Turn On & Blow Out	\$ 1,323.63	\$ 1,323.62	\$ 1,595.39
6880	Landscape Labor/Materials	\$ 2,900.00	\$ 1,949.24	\$ 2,900.00
6890	Landscape-Planter Beds/fall clean up	\$ 8,433.95	\$ 11,074.04	\$ 9,794.19
6891	Swale Maintenance	\$ 170.00	\$ 85.00	\$ 102.37
<b>Total Landscaping:</b>		<b>\$ 29,221.30</b>	<b>\$ 33,507.24</b>	<b>\$ 38,865.39</b>

<b>Other Expenses</b>				
6415	Electricity	\$ 2,220.00	\$ 2,197.91	\$ 2,280.00
6420	Water	\$ 2,700.00	\$ 2,358.69	\$ 2,950.00
6615	Snow Removal	\$ 7,500.00	\$ 12,022.60	\$ 13,538.00
6630	Repairs & Maintenance	\$ 250.00	\$ 146.25	\$ -
7505	Management Fee	\$ 8,496.00	\$ 8,496.00	\$ 8,496.00
<b>Total Other:</b>		<b>\$ 21,166.00</b>	<b>\$ 25,221.45</b>	<b>\$ 27,264.00</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>\$ 55,387.30</b>	<b>\$ 63,728.69</b>	<b>\$ 71,129.39</b>
<b>NET CASH FLOW:</b>	<b>\$ 1,102.70</b>	<b>\$ (7,116.00)</b>	<b>\$ 2,790.61</b>

**BEGINNING CASH BALANCE:** \$ 107,085.68 \$ 107,085.68 \$ 104,969.68

**ENDING CASH BALANCE:** \$ 108,188.38 \$ 99,969.68 \$ 107,760.29

**Cash Balance Including Capital Income:** \$ 113,188.38 \$ 104,969.68 \$ 112,760.29

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

**River Crossing HOA (AKA RIVER DISTRICT)**  
**2023 Budget - Orchard Place**

<b>INCOME:</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
5010	Dues	\$ 41,400.00	\$ 41,197.00	\$ 57,600.00
<b>Total Income:</b>		<b>\$ 41,400.00</b>	<b>\$ 41,197.00</b>	<b>\$ 57,600.00</b>
<b>EXPENSES:</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
<b>Landscaping</b>				
6812	Mowing - Homes	\$ 16,009.92	\$ 16,140.84	\$ 24,024.97
6822	Fertilize - Homes	\$ 2,449.47	\$ 2,571.25	\$ 3,289.87
6832	Turf Spray - Homes	\$ 1,167.69	\$ 1,710.96	\$ 1,405.63
6843	Master Tree Program	\$ 1,192.76	\$ 1,437.84	\$ 1,608.17
6860	Sprinkler Turn On & Blow Out	\$ 1,151.62	\$ 1,151.62	\$ 1,387.93
6880	Landscape Labor/Materials	\$ 1,550.00	\$ 1,488.16	\$ 1,550.00
6890	Landscape-Planter Beds/fall clean up	\$ 7,470.13	\$ 6,663.26	\$ 8,512.71
<b>Total Landscaping:</b>		<b>\$ 30,991.59</b>	<b>\$ 31,163.93</b>	<b>\$ 41,779.28</b>
<b>Other Expenses</b>				
6615	Snow Removal	\$ 6,500.00	\$ 11,924.56	\$ 11,712.00
7505	Management Fee	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00
<b>Total Other:</b>		<b>\$ 9,380.00</b>	<b>\$ 14,804.56</b>	<b>\$ 14,592.00</b>
<b>TOTAL EXPENSES</b>		<b>\$ 40,371.59</b>	<b>\$ 45,968.49</b>	<b>\$ 56,371.28</b>
<b>NET CASH FLOW:</b>		<b>\$ 1,028.41</b>	<b>\$ (4,771.49)</b>	<b>\$ 1,228.72</b>
<b>BEGINNING CASH BALANCE:</b>		<b>\$ (7,212.44)</b>	<b>\$ (7,212.44)</b>	<b>\$ (11,983.93)</b>
<b>ENDING CASH BALANCE</b>		<b>\$ (6,184.03)</b>	<b>\$ (11,983.93)</b>	<b>\$ (10,755.21)</b>

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

River Crossing HOA (AKA RIVER DISTRICT)  
**2023 Budget - Trailhead Townhomes**

INCOME:		2022 Budget	2022 Actuals*	2023 Budget
5010	Dues:	\$ 24,840.00	\$ 24,963.37	\$ 34,560.00
<b>Total Homeowner Assessment:</b>		<b>\$ 24,840.00</b>	<b>\$ 24,963.37</b>	<b>\$ 34,560.00</b>

EXPENSES:		2022 Budget	2022 Actuals*	2023 Budget
<b>Snow Removal</b>				
6615	Alley/Sidewalks	\$ 3,500.00	\$ 6,347.99	\$ 7,688.00
<b>Snow Removal Total</b>		<b>\$ 3,500.00</b>	<b>\$ 6,347.99</b>	<b>\$ 7,688.00</b>

**Landscaping Expenses**

6810	Mowing - Commons/Homes	\$ 9,605.06	\$ 10,229.87	\$ 12,571.42
6820	Fertilize - Commons/Homes	\$ 764.49	\$ 863.59	\$ 1,241.46
6830	Turf Spray - Commons/Homes	\$ 381.50	\$ 670.53	\$ 628.51
6843	Master Tree Program	\$ 1,100.00	\$ 1,225.09	\$ 1,470.00
6860	Sprinkler Turn On & Blow Out	\$ 673.33	\$ 673.33	\$ 730.49
6880	Landscape Labor	\$ 1,830.00	\$ 1,681.60	\$ 1,830.00
6890	Misc. Landscape (Bed Weeding)	\$ 2,746.05	\$ 3,196.22	\$ 2,708.34
<b>Landscaping Total</b>		<b>\$ 17,100.43</b>	<b>\$ 18,540.23</b>	<b>\$ 21,180.21</b>

**Common Area Utilities**

6415	Irrigation Timers/Street Lights	\$ 552.00	\$ 504.95	\$ 528.00
6420	Water	\$ 590.00	\$ 497.19	\$ 590.00
<b>Common Area Utilities Total</b>		<b>\$ 1,142.00</b>	<b>\$ 1,002.14</b>	<b>\$ 1,118.00</b>

**Common Area Repair & Maintenance**

6440	Alley	\$ -	\$ -	\$ -
6630	Site Amenities	\$ -	\$ 58.22	\$ -
<b>Common Area Repair &amp; Maintenance Total</b>		<b>\$ -</b>	<b>\$ 58.22</b>	<b>\$ -</b>

**Administrative Expenses**

	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>

<b>Total Expenses:</b>	<b>\$ 25,834.43</b>	<b>\$ 30,040.58</b>	<b>\$ 34,078.21</b>
<b>Net Cash Flow:</b>	<b>\$ (994.43)</b>	<b>\$ (5,077.21)</b>	<b>\$ 481.79</b>
<b>Beginning Cash Balance:</b>	<b>\$ 24,452.36</b>	<b>\$ 24,452.36</b>	<b>\$ 20,875.15</b>
<b>Ending Cash Balance:</b>	<b>\$ 23,457.93</b>	<b>\$ 19,375.15</b>	<b>\$ 21,356.94</b>
<b>Cash Balance Including Capital Income:</b>	<b>\$ 24,957.93</b>	<b>\$ 20,875.15</b>	<b>\$ 22,856.94</b>

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

River Crossing HOA (AKA RIVER DISTRICT)  
**2023 Budget - East Townhomes & Cottages**

INCOME:		2022 Budget	2022 Actuals*	2023 Budget
5010	Dues:	\$ 30,090.00	\$ 28,828.00	\$ 51,840.00
5012	Builder Dues	\$ 3,450.00	\$ 3,450.00	\$ -
<b>Total Homeowner Assessment:</b>		<b>\$ 33,540.00</b>	<b>\$ 32,278.00</b>	<b>\$ 51,840.00</b>

EXPENSES:		2022 Budget	2022 Actuals*	2023 Budget
<b>Snow Removal</b>				
6615	Alley/Driveway/Sidewalks	\$ 5,000.00	\$ 11,022.65	\$ 15,616.00
<b>Snow Removal Total</b>		<b>\$ 5,000.00</b>	<b>\$ 11,022.65</b>	<b>\$ 15,616.00</b>

**Landscaping Expenses**

6810	Mowing - Commons/Homes	\$ 16,181.36	\$ 13,517.45	\$ 16,669.87
6820	Fertilize - Commons/Homes	\$ 1,081.50	\$ 707.85	\$ 856.77
6830	Turf Spray - Commons/Homes	\$ 900.00	\$ 985.55	\$ 702.95
6843	Master Tree Program	\$ 600.00	\$ 675.18	\$ 900.00
6860	Sprinkler Turn On & Blow Out	\$ 854.86	\$ 779.60	\$ 900.88
6880	Landscape Labor	\$ 1,850.00	\$ 2,780.09	\$ 2,800.00
6890	Misc. Landscape (Bed Weeding)	\$ 4,216.40	\$ 4,015.91	\$ 3,741.53
<b>Landscaping Total</b>		<b>\$ 25,684.12</b>	<b>\$ 23,461.63</b>	<b>\$ 26,571.99</b>

**Common Area Utilities**

6415	Irrigation Timer	\$ 360.00	\$ 80.60	\$ 300.00
6420	Water	\$ 650.00	\$ 319.47	\$ 750.00
<b>Common Area Utilities Total</b>		<b>\$ 1,010.00</b>	<b>\$ 400.07</b>	<b>\$ 1,050.00</b>

**Common Area Repair & Maintenance**

6440	Alley	\$ -	\$ -	\$ -
6630	Site Amenities	\$ -	\$ -	\$ -
<b>Common Area Repair &amp; Maintenance Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Administrative Expenses**

	Reserve Account Fund	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
7505	Management Fee	\$ 3,288.00	\$ 3,048.00	\$ 3,888.00
<b>Administrative Total</b>		<b>\$ 4,788.00</b>	<b>\$ 4,548.00</b>	<b>\$ 5,388.00</b>

**Total Expenses: \$ 36,482.12 \$ 39,432.35 \$ 48,625.99**

**Net Cash Flow: \$ (2,942.12) \$ (7,154.35) \$ 3,214.01**

**Beginning Cash Balance: \$ (533.19) \$ (533.19) \$ (6,187.54)**

**Ending Cash Balance: \$ (3,475.31) \$ (7,687.54) \$ (2,973.53)**

**Cash Balance Including Capital Income: \$ (1,975.31) \$ (6,187.54) \$ (1,473.53)**

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

River Crossing HOA (AKA RIVER DISTRICT)

# 2023 Capital Expense Budget

INCOME:		2022 Budget	2022 Actuals*	2023 Budget
	Assessments - Reserve Fund Contribution	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
5045	Initiation Fees	\$ 1,000.00	\$ 1,100.00	\$ 1,000.00
5050	Interest	\$ 18.00	\$ 47.80	\$ 54.00
<b>Total Income:</b>		<b>\$ 1,018.00</b>	<b>\$ 13,147.80</b>	<b>\$ 13,054.00</b>

Capital Expenses:		2022 Budget	2022 Actuals*	2023 Budget
6621-900	Playground Equip.	\$ -	\$ -	\$ 10,000.00
6621-900		\$ -		\$ -
6621-900				
<b>Total Expenses:</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000.00</b>
<b>Net Cash Flow</b>		<b>\$ 1,018.00</b>	<b>\$ 13,147.80</b>	<b>\$ 3,054.00</b>

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.