

2022 Budget - River Crossing Main

INCOME		Cost/Mo	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues	\$ 28.00	12	705	\$ 204,000.00	\$ 196,649.70	\$ 230,500.00
<i>Projected % of Delinquent Dues</i>			1.0%		\$ (5,100.00)		\$ (2,305.00)
5012	Dues - Builder	\$ 28.00	9	21	\$ 5,850.00	\$ 4,500.00	\$ 5,292.00
	Developer Contribution						\$ 17,000.00
Total Assessments:					\$ 204,750.00	\$ 201,149.70	\$ 250,487.00
5014	Transfer Fee				\$ -	\$ 100.00	\$ -
5020	Late Charges				\$ 2,650.00	\$ 1,707.17	\$ 3,550.00
5021	Late Interest				\$ 210.00	\$ 149.61	\$ 270.00
5025	NSF Income				\$ -		\$ -
5026	Fine Income				\$ -	\$ 28.98	\$ -
5032	Lien Income				\$ -	\$ 150.00	\$ 400.00
5045	Initiation Fees				\$ -	\$ (400.00)	\$ -
5050	Interest Income				\$ -	\$ 6.13	\$ -
5100	Misc. Income					\$ 40.00	
Total Income:					\$ 207,610.00	\$ 202,931.59	\$ 254,707.00
EXPENSES		Contract Dates	Frequency	# Per Year	2021 Budget	2021 Actuals	2022 Budget
Landscaping Expenses:							
6810	Mowing - Commons/Fall Leaf control				\$ 60,950.00	\$ 67,766.29	\$ 74,358.00
6820	Fertilize - Commons				\$ 8,485.65	\$ 8,477.87	\$ 9,085.65
6830	Turf Spray - Commons				\$ 8,495.00	\$ 10,864.69	\$ 9,680.00
6843	Master Tree Program				\$ 9,025.00	\$ 11,331.41	\$ 11,595.00
6850	Flowers (Planting and Removal)				\$ 650.00	\$ 594.60	\$ 650.00
6860	Sprinkler Turn On & Blow Out				\$ 4,205.22	\$ 4,201.38	\$ 4,492.13
6880	Landscape Labor and Materials				\$ 9,350.00	\$ 14,200.27	\$ 13,750.00
6890	Misc. Landscape- Planter beds				\$ 6,603.68	\$ 3,065.53	\$ 8,015.22
6891	Swale Maintenance/splash pads				\$ 314.00	\$ -	\$ 454.00
Total Landscaping:					\$ 108,078.55	\$ 120,502.04	\$ 132,080.00
Other Expenses:							
6120	Community Events				\$ 6,500.00	\$ 8,173.15	\$ 8,500.00
6135	Board & Annual Meetings				\$ 100.00	\$ 91.07	\$ 100.00
6305	Accounting				\$ 195.00	\$ 195.00	\$ 400.00
6306	Legal				\$ 250.00	\$ -	\$ -
6308	Lien Filing					\$ 503.50	\$ 800.00
6310	Insurance Expense				\$ 850.00	\$ 821.00	\$ 850.00
6330	Bank Charges				\$ 110.00	\$ 447.17	\$ 40.00
6415	Electricity				\$ 30,000.00	\$ 29,586.50	\$ 31,200.00
6420	Water				\$ 9,500.00	\$ 10,534.89	\$ 10,640.00
6615	Snow Removal				\$ 8,000.00	\$ 6,784.47	\$ 8,000.00
6625	Supplies				\$ -		\$ -
6626	Postage				\$ 3,465.00	\$ 6,080.09	\$ 4,800.00
6630	Repairs & Maintenance/doggie pot				\$ 2,600.00	\$ 5,164.81	\$ 3,985.00
6635	Centennial Trail Sponsor				\$ 1,500.00	\$ 4,867.13	\$ 6,900.00
6900	Web Fees				\$ 75.00	\$ 156.82	\$ 156.82
7505	Management Fee				\$ 37,401.50	\$ 38,042.75	\$ 41,595.00
7508	Property Taxes				\$ 450.00	\$ 363.96	\$ 450.00
7515	Income Taxes				\$ -		\$ -
Total Other:					\$ 100,996.50	\$ 111,812.31	\$ 118,416.82
Capital Funding:					\$ 4,000.00	\$ -	\$ 4,000.00
TOTAL EXPENSES					\$ 213,075.05	\$ 232,314.35	\$ 254,496.82
NET CASH FLOW:					\$ (5,465.05)	\$ (29,382.76)	\$ 210.18
Capital Improvement Expenses:							
BEGINNING CASH BALANCE:					\$ 191,886.77	\$ 191,886.77	\$ 162,504.01
ENDING CASH BALANCE + Capital:					\$ 190,421.72	\$ 162,504.01	\$ 162,714.19
Operating Account					\$ 250,312.03		
Working Capital Account					\$ 37,390.50		
					\$ 287,702.53		

2022 Budget - River Crossing Sahale Townhomes

INCOME:		Cost/Mo	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues TH	\$ 75.00	12	45	\$ 40,500.00	\$ 55,734.23	\$ 40,500.00
5010	Dues Cottages	\$ 100.00	12	14	\$ 16,800.00		\$ 16,800.00
<i>Projected % of Delinquent Dues</i>			2%		\$ (810.00)		\$ (810.00)
Total Income:					\$ 56,490.00	\$ 55,734.23	\$ 56,490.00
INCOME:		Contract Date	Frequency	# per Yr.	2021 Budget	2021 Actuals	2022 Budget
Landscaping							
6810	Mowing - Commons/leaf control				\$ 11,315.72	\$ 11,232.98	\$ 11,315.72
6820	Fertilize - Commons				\$ 1,451.88	\$ 1,450.56	\$ 1,959.00
6830	Turf Spray - Commons				\$ 1,013.70	\$ 1,201.17	\$ 1,119.00
6843	Master Tree Program				\$ 1,700.00	\$ 2,029.90	\$ 2,000.00
6860	Sprinkler Turn On & Blow Out				\$ 1,381.03	\$ 1,379.77	\$ 1,323.63
6880	Landscape Labor/Materials				\$ 2,900.00	\$ 1,227.43	\$ 2,900.00
6890	Landscape-Planter Beds/fall clean up				\$ 7,089.36	\$ 3,292.06	\$ 8,433.95
6891	Swale Maintenance				\$ 130.80	\$ -	\$ 170.00
Total Landscaping:					\$ 26,982.49	\$ 21,813.87	\$ 29,221.30
Other Expenses							
6415	Electricity & Gas				\$ 2,220.00	\$ 2,187.97	\$ 2,220.00
6420	Water				\$ 2,630.00	\$ 2,903.86	\$ 2,700.00
6615	Snow Removal				\$ 7,500.00	\$ 4,562.93	\$ 7,500.00
6630	Repairs & Maintenance/Doggie pots				\$ 250.00	\$ 272.25	\$ 250.00
7505	Management Fee				\$ 8,496.00	\$ 8,496.00	\$ 8,496.00
Total Other:					\$ 21,096.00	\$ 18,423.01	\$ 21,166.00
Capital Funding:					\$ 5,000.00	\$ -	\$ 5,000.00
TOTAL EXPENSES					\$ 53,078.49	\$ 40,236.88	\$ 55,387.30
NET CASH FLOW:					\$ 3,411.51	\$ 15,497.35	\$ 1,102.70
CAPITAL EXPENSES:						\$ -	
BEGINNING CASH BALANCE:					\$ 91,588.33	\$ 91,588.33	\$ 107,085.68
ENDING CASH BALANCE:					\$ 94,999.84	\$ 107,085.68	\$ 108,188.38
Cash Balance Including Capital Income:					\$ 99,999.84	\$ 107,085.68	\$ 113,188.38

2022 Budget - River Crossing Orchard Place

INCOME:		Cost/Mo	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues	\$ 115.00	12	30	\$ 34,200.00	\$ 32,801.33	\$ 41,400.00
Total Income:					\$ 34,200.00	\$ 32,801.33	\$ 41,400.00
EXPENSES:		Contract Date	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
Landscaping							
6812	Mowing - Homes				\$ 16,009.92	\$ 16,587.74	\$ 16,009.92
6822	Fertilize - Homes				\$ 1,834.47	\$ 1,832.79	\$ 2,449.47
6832	Turf Spray - Homes				\$ 1,041.50	\$ 1,560.01	\$ 1,167.69
6843	Master Tree Program				\$ 961.40	\$ 1,067.22	\$ 1,192.76
6860	Sprinkler Turn On & Blow Out				\$ 1,132.51	\$ 1,131.48	\$ 1,151.62
6880	Landscape Labor/Materials				\$ 1,525.00	\$ 1,196.54	\$ 1,550.00
6890	Landscape-Planter Beds/fall clean up				\$ 6,659.26	\$ 6,476.31	\$ 7,470.13
Total Landscaping:					\$ 29,164.06	\$ 29,852.09	\$ 30,991.59
Other Expenses							
6615	Snow Removal				\$ 6,500.00	\$ 4,666.37	\$ 6,500.00
7505	Management Fee				\$ 2,880.00	\$ 2,880.00	\$ 2,880.00
Total Other:					\$ 9,380.00	\$ 7,546.37	\$ 9,380.00
TOTAL EXPENSES					\$ 38,544.06	\$ 37,398.46	\$ 40,371.59
NET CASH FLOW:					\$ (4,344.06)	\$ (4,597.13)	\$ 1,028.41
BEGINNING CASH BALANCE:					\$ (2,615.31)	\$ (2,615.31)	\$ (7,212.44)
ENDING CASH BALANCE					\$ (6,959.37)	\$ (7,212.44)	\$ (6,184.03)

2022 Budget - River Crossing Trailhead Townhomes

INCOME:		Cost/Mo	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues:	\$ 115.00	12	18	\$ 21,600.00	\$ 22,491.56	\$ 24,840.00
Total Homeowner Assessment:					\$ 21,600.00	\$ 22,491.56	\$ 24,840.00
EXPENSES:		Contract Date	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
Snow Removal							
6615	Alley/Sidewalks				\$ 3,500.00	\$ 1,905.76	\$ 3,500.00
Snow Removal Total					\$ 3,500.00	\$ 1,905.76	\$ 3,500.00
Landscaping Expenses							
6810	Mowing - Commons/Homes				\$ 7,010.04	\$ 7,087.17	\$ 9,605.06
6820	Fertilize - Commons/Homes				\$ 755.37	\$ 754.68	\$ 764.49
6830	Turf Spray - Commons/Homes				\$ 377.69	\$ 616.93	\$ 381.50
6843	Master Tree Program				\$ 880.00	\$ 926.74	\$ 1,100.00
6860	Sprinkler Turn On & Blow Out				\$ 687.79	\$ 687.17	\$ 673.33
6880	Landscape Labor				\$ 1,625.00	\$ 1,824.08	\$ 1,830.00
6890	Misc. Landscape (Bed Weeding)				\$ 2,139.64	\$ 961.61	\$ 2,746.05
Landscaping Total					\$ 13,475.53	\$ 12,858.38	\$ 17,100.43
Common Area Utilities							
6415	Irrigation Timers/Street Lights				\$ 552.00	\$ 506.87	\$ 552.00
6420	Water				\$ 590.00	\$ 585.43	\$ 590.00
Common Area Utilities Total					\$ 1,142.00	\$ 1,092.30	\$ 1,142.00
Common Area Repair & Maintenance							
6440	Alley				\$ -	\$ -	\$ -
6630	Site Amenities				\$ -	\$ -	\$ -
Common Area Repair & Maintenance Total					\$ -	\$ -	\$ -
Administrative Expenses							
	Reserve Account Fund				\$ 1,500.00	\$ -	\$ 1,500.00
7505	Management Fee				\$ 2,592.00	\$ 2,592.00	\$ 2,592.00
Administrative Total					\$ 4,092.00	\$ 2,592.00	\$ 4,092.00
Total Expenses:					\$ 22,209.53	\$ 18,448.44	\$ 25,834.43
Net Cash Flow:					\$ (609.53)	\$ 4,043.12	\$ (994.43)
Beginning Cash Balance:					\$ 20,409.24	\$ 20,409.24	\$ 24,452.36
Ending Cash Balance:					\$ 19,799.71	\$ 24,452.36	\$ 23,457.93

2022 Budget - River Crossing East Townhome Cottages

INCOME:		Cost/Mo	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues:	\$ 115.00	12	27	\$ 19,300.00	\$ 17,328.00	\$ 30,090.00
5012	Builder Dues	\$ 115.00	3	10	\$ 1,500.00	\$ 300.00	\$ 3,450.00
Total Homeowner Assessment:					\$ 20,800.00	\$ 17,628.00	\$ 33,540.00
EXPENSES:		Contract Date	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
Snow Removal							
6615	Alley/Driveway/Sidewalks				\$ 3,000.00	\$ 3,773.39	\$ 5,000.00
Snow Removal Total					\$ 3,000.00	\$ 3,773.39	\$ 5,000.00
Landscaping Expenses							
6810	Mowing - Commons/Homes				\$ 12,597.54	\$ 12,205.54	\$ 16,181.36
6820	Fertilize - Commons/Homes				\$ 746.90	\$ 686.07	\$ 1,081.50
6830	Turf Spray - Commons/Homes				\$ 364.45	\$ 811.31	\$ 900.00
6843	Master Tree Program				\$ 524.00	\$ 359.37	\$ 600.00
6860	Sprinkler Turn On & Blow Out				\$ 680.16	\$ 679.54	\$ 854.86
6880	Landscape Labor				\$ 500.00	\$ 2,574.26	\$ 1,850.00
6890	Misc. Landscape (Bed Weeding)				\$ 3,187.10	\$ 2,090.88	\$ 4,216.40
Landscaping Total					\$ 18,600.15	\$ 19,406.97	\$ 25,684.12
Common Area Utilities							
6415	Irrigation Timer				\$ 135.00	\$ 22.70	\$ 360.00
6420	Water				\$ 650.00	\$ 199.45	\$ 650.00
Common Area Utilities Total					\$ 785.00	\$ 222.15	\$ 1,010.00
Common Area Repair & Maintenance							
6440	Alley				\$ -	\$ -	\$ -
6630	Site Amenities				\$ -	\$ -	\$ -
Common Area Repair & Maintenance Total					\$ -	\$ -	\$ -
Administrative Expenses							
	Reserve Account Fund				\$ 1,500.00		\$ 1,500.00
7505	Management Fee				\$ 2,256.00	\$ 2,316.00	\$ 3,288.00
Administrative Total					\$ 3,756.00	\$ 2,316.00	\$ 4,788.00
Total Expenses:					\$ 26,141.15	\$ 25,718.51	\$ 36,482.12
Net Cash Flow:					\$ (5,341.15)	\$ (8,090.51)	\$ (2,942.12)
Beginning Cash Balance:					\$ 7,557.32	\$ 7,557.32	\$ (533.19)
Ending Cash Balance:					\$ 2,216.17	\$ (533.19)	\$ (3,475.31)
Cash Balance Including Capital Income:					\$ 3,716.17	\$ (533.19)	\$ (1,975.31)

2022 Capital Expenses Budget

River District		Cost per Mo.	# per Year	# of homes	2021 Budget	2021 Actuals	2022 Budget
INCOME:							
5045	Initiation Fees	\$ 50.00	1	20	\$ 1,250.00	\$ 1,400.00	\$ 1,000.00
5050	Interest				\$ 18.00	\$ 6.11	\$ 18.00
Total Income:		\$ -			\$ 1,268.00	\$ 1,406.11	\$ 1,018.00

		Date	Frequency	# per Yr.	2021 Budget	2021 Actuals	2022 Budget
Capital Expenses:							
6621-900					\$ -	\$ -	\$ -
6621-900					\$ -		\$ -
6621-900							
Total Expenses:					\$ -	\$ -	\$ -
Net Cash Flow					\$ 1,268.00	\$ 1,406.11	\$ 1,018.00