

River Oaks Owners Association	2017 Budget	2016 Budget	2016 12 months	2016 over +	2017 Budget
Revenues , \$	approved	actual	budget	under ( )	proposed
Assessment Property Owner (1)	\$ 173,160	\$ 176,280	\$ 173,160	\$ 3,120	\$ 173,160
Special Assesment for Roads (2)					\$ 57,000
Late Fees and interest (3)	\$ -	\$ 1,738	\$ -	\$ 1,738	\$ -
Non-Resident Swim Fees	\$ 8,000	\$ 7,200	\$ 8,000	\$ (800)	\$ 7,200
Clubhouse Rental Fees	\$ 2,000	\$ 1,600	\$ 2,000	\$ (400)	\$ 2,000
Other income (3)	\$ -	\$ 9,443		\$ 9,443	\$ -
Interest income	\$ -	\$ 2	\$ -	\$ 2	\$ 2
<b>Total Revenues, \$</b>	<b>\$ 183,160</b>	<b>\$ 196,263</b>	<b>\$ 183,160</b>	<b>\$ 13,103</b>	<b>\$ 239,362</b>
<b>Expenses, \$</b>					
Property Management Co.(4)	\$ 18,939	\$ 18,939	\$ 18,939	\$ -	\$ 18,939
Facilities Manager	\$ 11,800	\$ 17,918	\$ 11,800	\$ 6,118	\$ 11,800
Life Guards	\$ 18,220	\$ 12,953	\$ 18,220	\$ (5,268)	\$ 17,990
Contract Labor - Pool repairs	\$ 9,300	\$ 11,324	\$ 9,300	\$ 2,024	\$ 13,430
Commission - Summer Memberships	\$ 1,000	\$ 850	\$ 1,000	\$ (150)	\$ 850
Swimming Pool - cleaning & chemicals	\$ 5,000	\$ 7,096	\$ 5,000	\$ 2,096	\$ 5,178
Tennis Court Repairs	\$ -	\$ 424	\$ -	\$ 424	\$ 150
Printing Reproduction/Office Supplies	\$ 1,700	\$ 2,042	\$ 1,700	\$ 342	\$ 1,600
Telephone	\$ 715	\$ 860	\$ 715	\$ 145	\$ 803
Postage	\$ 1,180	\$ 1,541	\$ 1,180	\$ 361	\$ 1,300
Bank Charges	\$ 125	\$ 122	\$ 125	\$ (3)	\$ 122
Newsletter/Website	\$ 250	\$ 100	\$ 250	\$ (150)	\$ 109
Association Events	\$ 1,004	\$ 1,097	\$ 1,004	\$ 93	\$ 1,500
Accounting services	\$ 306	\$ 300	\$ 306	\$ (6)	\$ 300
Miscellaneous inc	\$ 100	\$ 18	\$ 100	\$ (82)	\$ 100
Maintenance - Grass mowing	\$ 20,000	\$ 22,265	\$ 20,000	\$ 2,265	\$ 19,200
Maintenance - Mowing Row	\$ 5,000	\$ 2,200	\$ 5,000	\$ (2,800)	\$ 4,400
Maintenance - Landscaping inc tree removal	\$ 3,000	\$ 297	\$ 3,000	\$ (2,703)	\$ 2,000
Maintenance. - Lakes & Fountains	\$ 2,196	\$ 5,500	\$ 2,196	\$ 3,304	\$ 2,100
Maintenance - Clubhouse	\$ 11,000	\$ 10,425	\$ 11,000	\$ (575)	\$ 11,030
Maintenance - Streets (5)	\$ 7,900	\$ 17,053	\$ 7,900	\$ 9,153	\$ 20,000
Maintenance - Ditches	\$ 10,000	\$ 18,070	\$ 10,000	\$ 8,070	\$ 14,000
Utilites Club - Electrical (6)	\$ 8,800	\$ 5,695	\$ 8,800	\$ (3,105)	\$ 9,000
Utilities -Sewer& Water	\$ 900	\$ 1,390	\$ 900	\$ 490	\$ 1,496
Utilities Club-Gas	\$ 300	\$ 302	\$ 300	\$ 2	\$ 318
Utilites - Street Lights (6)	\$ 16,000	\$ 18,332	\$ 16,000	\$ 16,000	\$ 16,500
Utilites - Fountain Electrical (6)	\$ 780	\$ 333	\$ 780	\$ 780	\$ 720
Professional - Legal	\$ 7,000	\$ 7,465	\$ 7,000	\$ 465	\$ 6,000
Insurance Expense	\$ 9,257	\$ 9,101	\$ 9,257	\$ (156)	\$ 9,101
Real Estate Taxes 2015 FIT- \$55	\$ 3,607	\$ 3,657	\$ 3,607	\$ 50	\$ 3,600
Reserve for Capital Projects	\$ 7,742	\$ 7,742	\$ 7,742	\$ -	\$ 7,742
Reserve for Streets (7)	\$ -	\$ -	\$ -	\$ -	\$ 37,000
<b>Total Expenses</b>	<b>\$ 183,121</b>	<b>\$ 205,413</b>	<b>\$ 183,121</b>	<b>\$ 22,292</b>	<b>\$ 238,379</b>
<b>Net Income</b>	<b>\$ 39</b>	<b>\$ (9,149)</b>	<b>\$ 39</b>	<b>\$ (9,188)</b>	<b>\$ 983</b>
<b>Notes</b>		\$ 197,671			
<b>(1) 2017 - 270 houses @ \$624/house and 15 lots @ \$312/undeveloped lot. (accrued income).</b>					
<b>(2) Special assessment for street maintenance and repair, 285 lots @\$200/lot.</b>					
<b>(3) Revenues include key card sales, fine income &amp; accrued interest/ legal fees &amp; mowing lot 101.</b>					
<b>(4) 2017 Property management fee based on 295 lots at \$5.35/lot (remains unchanged from 2016),</b>					
<b>(5) 2017 Expenditures from special assessment for street maintenance and repair.</b>					
<b>(6) 2016 Electrical expenditures reflects Cleco refund.</b>					
<b>(7) Line item reflects balance of special assessment transferred to reserve account.</b>					