

PROPOSED BUDGET 2023			
THE RIVERVIEW ASSOCIATION			
	2022	2022	2023
		Approved	Proposed
	Year end	Budget	budget
<u>REVENUE</u>			
ASSESSMENT INCOME	230,740.00	230,740.00	245,383.00
RESERVES	37,720.00	37,720.00	41,494.00
Garage Insurance			1,600.00
other income			200.00
reserve interest income			2,300.00
Sales & Rental Income	100.00		
Late Fees/Interest	1,908.00		
Bank Interest	339.85		
TOTAL REVENUES	270,807.85	268,460.00	290,977.00
<u>EXPENSES</u>			
<u>Administrative</u>			
Insurance	50,960.00	50,000.00	69,049.00
Legal Fees	7,231.10	6,000.00	6,000.00
Accounting Fees	-	2,000.00	2,200.00
Management Fee 800/mo	11,686.22	12,669.00	10,000.00
Office Supplies & Printing	1,953.84	1,000.00	1,500.00
Other Taxes & Fees bank charges	197.23	400.00	300.00
State License	186.25	550.00	550.00
Federal Income tax		1,000.00	
TOTAL	72,214.64	73,619.00	89,599.00
<u>Utilities</u>			
Electricity	5,624.76	4,800.00	6,000.00
Water & Sewer	29,984.72	33,000.00	31,500.00
Cable	25,003.40	24,000.00	27,984.00
Phone	3,548.14	2,000.00	1,800.00
TOTAL	64,161.02	63,800.00	67,284.00
<u>Grounds/Building Expenses</u>			
Elevator Maintenance & Repair	12,354.92	5,500.00	7,500.00
Fire Alarm/Extinguisher Insp.	620.60	1,000.00	1,000.00
Pest Control	1,463.76	1,545.00	1,600.00
Lawn Service	10,798.00	7,200.00	7,500.00
Landscaping Supplies/Maintenance	10,838.60	7,500.00	2,000.00
Common Area Maintenance/Repair	9,887.45	6,500.00	7,500.00
Unit Repairs-plumbing	2,169.64	500.00	500.00
Master Keys		200.00	200.00

Appliance Purchase & Repair	1,592.03	3,000.00	3,000.00
Janitorial Services(370biwk;385biwk)	9,496.68	9,701.00	9,000.00
Janitorial Supplies	26.68	200.00	250.00
Main/Handyman Services(1750moto1800mo)	18,075.00	22,975.00	14,000.00
Roof Repairs	775.00	250.00	1,500.00
Renovation		2,000.00	2,000.00
Special Projects			20,000.00
Special Projects-milestone inspection		25,000.00	11,000.00
Web Site Hosting	90.00	250.00	250.00
Misc Expense	74,975.52		1,500.00
TOTAL	153,163.88	93,321.00	90,300.00
TOTAL EXPENSE	289,539.54	230,740.00	247,183.00
Contribution to RESERVES	37,720.00	37,720.00	41,494.00
Plus Total Expenses	327,259.54	268,460.00	288,677.00
Less Total Income	270,807.85	268,460.00	290,977.00
Net SURPLUS/(LOSS)	-56,451.69	0.00	2,300.00