

**River's Edge HOA**  
**Budget vs. Actuals: FY 2019 - FY19 P&L**  
 January - December 2019

	2019 Actual	2019 Budget	2020 Budget	Full Build Budget	
<b>Income</b>					
Association Dues	91,091.42	98,000.00	152,000.00	184,500.00	25 Units @ \$615/unit
Interest Income	432.27		0.00		
Working Capital	0.00		0.00		
<b>Total Income</b>	<b>\$ 91,523.69</b>	<b>\$ 98,000.00</b>	<b>\$ 152,000.00</b>	<b>\$ 184,500.00</b>	
<b>Gross Profit</b>	<b>\$ 91,523.69</b>	<b>\$ 98,000.00</b>	<b>\$ 152,000.00</b>	<b>\$ 184,500.00</b>	
<b>Expenses</b>					
Accounting and Legal Fees	190.01	200.00	200.00	1,000.00	Tax preparation and Miscellaneous HOA legal questions
Annual Meetings	95.69	100.00	120.00	150.00	Rental of the annual meeting space and food provided at the meeting
Bank Service Charges		0.00	0.00	0.00	Bank Service Charges
Directors & Officers Insurance		0.00	205.00	205.00	Will take affect when HOA Board is formed in 2020
Dues to Monthly Reserve	47,709.09	50,350.00	80,560.00	96,883.00	Dues allocation to Reserves based on 2019 Reserve projection
Gutter Cleans	1,500.00	2,200.00	3,320.00	4,000.00	Annual gutter cleaning
Landscape - Contract	11,296.05	10,000.00	15,000.00	18,500.00	Annual Landscape & Irrigation Services for HOA Property and Common Area
Liability Insurance	320.00	300.00	320.00	320.00	General Liability Insurance Policy for HOA Common Areas
Licenses and Permits	33.00	35.00	35.00	50.00	HOA Registration with Secretary of Sate and DORA
Management Fee	11,230.00	12,300.00	19,000.00	23,592.00	Association Management Fee for Alpine Edge
Postage and Delivery	50.00	50.00	50.00	50.00	Mailing for Annual Meeting
Printing and Reproduction	100.00	100.00	100.00	100.00	Contents for the Annual Meeting
Repairs & Maintenance	5,194.45	3,000.00	3,000.00	3,000.00	General Association repairs (irrigation, signage, tree removal, etc.)
Snow Plow & Shovel	16,230.00	15,600.00	24,000.00	30,000.00	Contracted snow removal survives( November - April )
Heavy Equipment Snow Plow	1,370.05	1,500.00	2,000.00	2,500.00	Snow hauling, pushbacks, extra plow & shovel services outside contracted scope
Trash	0.00	0.00	0.00	0.00	Owner expense beginning in 2019
Website	150.00	150.00	150.00	150.00	Rivers Edge website & Hosting
Window Cleans	3,410.00	2,080.00	3,200.00	4,000.00	Annual exterior window clean (1x) for all units
Contingency	0.00	0.00	740.00		
<b>Total Expenses</b>	<b>\$ 98,878.34</b>	<b>\$ 97,965.00</b>	<b>\$ 152,000.00</b>	<b>\$ 184,500.00</b>	
<b>Net Operating Income</b>	<b>-\$ 7,354.65</b>	<b>\$ 35.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	
<b>Other Expenses</b>					
Other Miscellaneous Expense	0.00	0.00	0.00	0.00	
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	
<b>Net Other Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	
<b>Net Income</b>	<b>-\$ 7,354.65</b>	<b>\$ 35.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	