

**RIVER ROCK CONDOMINIUM ASSOCIATION
2015 APPROVED BUDGET**

	Actual As Of 10/31/2014	ESTIMATED YEAR END 2014	APPROVED Budget 2014	APPROVED Budget 2015
Income			\$215/mo	\$215/mo
Dues	\$ 344,000.00	\$ 412,800.00	\$ 412,800.00	\$ 412,800.00
Carport Parking Income	\$ 1,600.00	\$ 1,920.00	\$ 1,920.00	\$ 1,920.00
Clubhouse Rental Income	\$ 150.00	\$ 200.00	\$ 200.00	\$ 200.00
Garage Parking Income	\$ 8,730.00	\$ 10,476.00	\$ 10,476.00	\$ 10,476.00
Late Charge Income	\$ 1,084.00	\$ 1,300.00	\$ 2,000.00	\$ 2,000.00
Miscellaneous Income	\$ 760.00	\$ 760.00	\$ 500.00	\$ 500.00
Legal Fee Income	\$ 3,758.00	\$ 4,000.00	\$ 5,000.00	\$ 4,000.00
Total Income	\$ 360,082.00	\$ 431,456.00	\$ 432,896.00	\$ 431,896.00
Expenses				
Operating Expenses				
Gas & Electric	\$ 9,109.00	\$ 11,500.00	\$ 11,000.00	\$ 12,000.00
Trash Removal	\$ 13,696.00	\$ 23,112.00	\$ 45,000.00	\$ 25,000.00
Water & Sewer	\$ 60,985.00	\$ 76,000.00	\$ 72,000.00	\$ 78,000.00
Total Operating Expenses	\$ 83,790.00	\$ 110,612.00	\$ 128,000.00	\$ 115,000.00
Maintenance Expenses				
Alarm/Fire	\$ 23,465.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00
General Building Maint	\$ 28,710.00	\$ 28,800.00	\$ 11,000.00	\$ 13,000.00
Clubhouse	\$ 1,452.00	\$ 2,000.00	\$ 2,500.00	\$ 2,000.00
General Grounds Maint.	\$ 14,596.00	\$ 15,000.00	\$ 12,000.00	\$ 14,000.00
Sprinkler Repairs	\$ 3,410.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00
Landscape Contract	\$ 23,845.00	\$ 27,420.00	\$ 27,420.00	\$ 28,260.00
Common Area Lights	\$ 3,455.00	\$ 3,500.00	\$ 2,400.00	\$ 2,500.00
Parking Lot Monitorinn	\$ 2,000.00	\$ 2,300.00	\$ 1,800.00	\$ 1,800.00
Plumbing & Electric	\$ 600.00	\$ 600.00	\$ 2,000.00	\$ 2,000.00
Pool/Hot Tub	\$ 7,853.00	\$ 7,900.00	\$ 7,000.00	\$ 7,900.00
Roofs/Gutters	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Security Gates	\$ 5,229.00	\$ 5,500.00	\$ 3,000.00	\$ 5,000.00
Snow Removal	\$ 8,634.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
Streets	\$ -	\$ -	\$ 500.00	\$ 500.00
Tree Care	\$ 10,938.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00
Pest Control	\$ 225.00	\$ 500.00	\$ 500.00	\$ 500.00
Total Maintenance Expense	\$ 134,412.00	\$ 148,020.00	\$ 120,120.00	\$ 127,460.00
Administration Expense				
Audit	\$ 3,450.00	\$ 3,450.00	\$ 3,400.00	\$ 3,450.00
Bad Debts	\$ 8,555.00	\$ 8,555.00	\$ 1,000.00	\$ 1,000.00
Postage, Printing, Copies	\$ 1,382.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Income Tax	\$ -	\$ -	\$ 500.00	\$ 500.00
Master Insurance	\$ 78,966.00	\$ 94,000.00	\$ 71,000.00	\$ 94,000.00
Legal	\$ 3,726.00	\$ 4,200.00	\$ 9,000.00	\$ 5,000.00
Licenses & Inspections	\$ -	\$ -	\$ 200.00	\$ 200.00
Management Fee	\$ 18,750.00	\$ 22,500.00	\$ 22,500.00	\$ 22,800.00
Miscellaneous/Activities	\$ 80.00	\$ 100.00	\$ 500.00	\$ 250.00
Newsletter	\$ -	\$ -	\$ -	\$ -
Total Administration Expense	\$ 114,909.00	\$ 134,805.00	\$ 110,100.00	\$ 129,200.00
Reserve Contributions				
Reserve-Restricted	\$ 62,230.00	\$ 74,676.00	\$ 74,676.00	\$ 60,236.00
Total Reserve Contributions	\$ 62,230.00	\$ 74,676.00	\$ 74,676.00	\$ 60,236.00
Total Expenses	\$ 395,341.00	\$ 468,113.00	\$ 432,896.00	\$ 431,896.00
Net Results	\$ (35,259.00)	\$ (36,657.00)	\$ -	\$ -