

CAPITAL ITEM

CURRENT BALANCE ON DEPOSIT

PROJECTED YEARS USAGE

BALANCE GOING FORWARD

MARINA AREA

MARINA BATHROOM			\$-
MARINA STORAGE			\$-
MAIN PIER & SLIPS	\$5,500.00	\$1,000.00	\$4,500.00
RAMP PIER	\$5,000.00		\$5,000.00
BOAT RAMP	\$5,000.00		\$5,000.00
BULKHEAD	\$13,200.00	\$-	\$13,200.00
SMALL BOAT STORAGE RACK & FLOAT			\$-
TOTAL MARINA AREA	\$28,700.00	\$1,000.00	\$27,700.00

POOL AREA

POOL PLASTER	\$1,500.00	\$-	\$1,500.00
POOL PUMP	\$2,500.00	\$-	\$2,500.00
POOL PUMPHOUSE	\$1,450.00		\$1,450.00
POOL COVER	\$4,000.00		\$4,000.00
POOL FENCE			\$-
POOL APRON	\$1,000.00	\$-	\$1,000.00
PAVILLION			\$-
TOTAL POOL AREA	\$10,450.00	\$-	\$10,450.00

TENNIS AREA

TENNIS COURT SURFACE	\$14,500.00	\$14,500.00	\$-
TENNIS COURT OLD FENCE	\$3,000.00		\$-
TENNIS COURT NEW FENCE			\$-
TOTAL TENNIS AREA	\$17,500.00	\$14,500.00	\$3,000.00

ROADS AND DRAINAGE

RIVERS BEND ROADS	\$500.00		\$500.00
RIVERS BEND DRAINAGE		\$-	\$-
TOTAL ROADS AND DRAINAGE	\$500.00	\$-	\$500.00

TOTAL CURRENT BALANCE ON DEPOSIT

\$57,150.00

PROJECTED USAGE

\$15,500.00

PROJECTED REMAINING BALANCE

\$41,650.00

CURRENT PROPOSAL

TENNIS COURT	\$14,500.00
POOL PUMP \$ TILE REPAIR	\$-
BULK HEAD/DOCK REPAIR	\$-
TOTAL	\$14,500.00

REVISED RESERVE STUDY

	CURRENT REPLACEMENT COST AND YR. EST.	FUTURE (2% INFLATION) REPLACEMENT	INITIAL ESTIMATED LIFE (YEARS)	NEEDS UPDATED ANNUALLY ADJUSTED YEARS REMAINING	BUDGET ANNUAL CONTRIBUTION NEEDED ADJUSTED FOR CURRENT BALANCE ON DEPOSIT
MARINA AREA					
MARINA BATHROOM	\$2,000/2019	\$3,642.00	30	25	\$145.68
MARINA STORAGE	\$4,500/2019	\$8,195.00	30	25	\$327.80
MAIN PIER & SLIPS	\$30,000/2022	\$36,636.00	10	8	\$4,017.00
RAMP PIER	\$5,000/2022	\$6,106.00	10	8	\$138.25
BOAT RAMP	\$22,000/2022	\$32,809.00	20	18	\$1,544.94
BULKHEAD	\$17,000/2023	\$17,000.00	100	99	\$38.38
SMALL BOAT STORAGE RACK & FLOAT	\$3,500/2023	\$4,274.00	10	9	\$474.89
POOL AREA					
POOL PLASTER	\$25,000/2022	\$33,738.00	15	13	\$2,479.85
POOL PUMP	\$2,500/2023	\$3,053.00	10	9	\$61.44
POOL PUMPHOUSE	\$4,000/2019	\$7,285.00	30	25	\$233.40
POOL COVER	\$4,369/2019	\$4,828.00	5	5	\$165.60
POOL FENCE	\$9,220/2011	\$16,791.00	30	17	\$987.71
POOL APRON	\$6,950/2011	\$18,876.00	50	37	\$483.14
PAVILLION	\$4,050/2011	\$6,675.00	25	12	\$556.25
TENNIS AREA					
TENNIS COURT SURFACE	\$14,750/2023	\$18,012.00	10	10	\$1,801.20
TENNIS COURT OLD FENCE	\$1,750/1994	\$3,187.00	30	1	\$187.00
TENNIS COURT NEW FENCE	\$825/2012	\$1,502.00	30	18	\$83.44
ROADS AND DRAINAGE					
RIVERS BEND ROADS	\$20,000/2019	\$36,425.00	30	24	\$1,496.88
RIVERS BEND DRAINAGE	\$5,000/2023	\$7,456.00	20	18	\$414.22
		\$266,490.00			\$15,637.07
		Rolling Cost Capital Items 10-30 Years			NEEDED FOR BUDGET ANNUAL CONTRIBUTION

RIVERS BEND HOA
 PROPOSED PROFIT & LOSS BUDGET OVERVIEW
 JANUARY THROUGH DECEMBER 2025

Ordinary Income/Expense
 Income

Assessment Income	
Assessments Paid	\$38,150.00
Interest and Late fees	\$210.55
Marina Fees	\$950.00
Mowing Fees Reimbursement	\$5,520.00

Total Assessment Income \$44,830.55

Interest Earned	\$1,200.00
Interest recd - CD	\$175.00
Interest recd-Savings Acct	

Total Interest Earned \$1,375.00

TOTAL INCOME \$46,205.55

Gross Profit \$46,205.55

Expense

Maintenance Expenses	
Grass Cutting -Border	\$2,600.00
Grass Cutting -lots	\$3,900.00
Grounds Maintenance	\$5,200.00
Marina Maintenance	\$1,300.00
Pool Maintenance	\$5,500.00
Rec Area Maintenance	\$800.00
Rivers Bend Road Repairs	\$1,000.00
Wetland Maintenance	\$800.00

Total Maintenance Expenses \$21,100.00

Operating Expenses

Assoc./Corp Fees	\$105.00
Insurance	\$2,200.00
Misc.	\$220.00
Office Supplies and Printing	\$240.00
Picnic	\$300.00
Post Office Box Rent	\$98.00
Postage and Delivery	\$200.00
Professional Fees	
Accounting	\$450.00
Legal Fees & Costs	\$400.00
Total Professional Fees	\$850.00
Safe Deposit Box Rental	\$55.00
Utilities	
Power	\$1,400.00
Water	\$1,000.00
Total Utilities	\$2,400.00

Total Operating Expenses \$6,668.00

Total Expenses \$27,768.00

Net Ordinary Income \$18,437.55

Other Income/Expense

Other Expense	
Contribution to Capital Reserve	\$15,637.07

Total Other Expense \$15,637.07

Net Other Income \$2,800.48