

CAPITAL ITEM

PROJECTED ALLOCATION OF RESERVE

PROJECTED YEARS USAGE

BALANCE GOING FORWARD

MARINA AREA

MARINA BATHROOM	\$-		\$-
MARINA STORAGE	\$-		\$-
MAIN PIER & SLIPS	\$21,000.00	\$-	\$21,000.00
RAMP PIER	\$5,000.00		\$5,000.00
BOAT RAMP	\$-		\$-
BULKHEAD	\$-	\$-	\$-
SMALL BOAT STORAGE RACK & FLOAT	\$2,000.00		\$2,000.00
TOTAL MARINA AREA	\$28,000.00	\$-	\$28,000.00

POOL AREA

POOL PLASTER	\$9,000.00	\$-	\$9,000.00
POOL PUMP	\$1,000.00	\$-	\$1,000.00
POOL PUMPHOUSE	\$-		\$-
POOL COVER	\$1,500.00		\$1,500.00
POOL FENCE	\$-		\$-
POOL APRON	\$-	\$-	\$-
PAVILLION	\$3,000.00		\$3,000.00
TOTAL POOL AREA	\$14,500.00	\$-	\$14,500.00

TENNIS AREA

TENNIS COURT SURFACE	\$14,000.00	\$13,750.00	\$250.00
TENNIS COURT OLD FENCE	\$-		
TENNIS COURT NEW FENCE	\$-		\$-
TOTAL TENNIS AREA	\$14,000.00	\$13,750.00	\$250.00

ROADS AND DRAINAGE

RIVERS BEND ROADS	\$5,000.00		\$5,000.00
RIVERS BEND DRAINAGE	\$500.00	\$-	\$500.00
TOTAL ROADS AND DRAINAGE	\$5,500.00	\$-	\$5,500.00

TOTAL CURRENT BALANCE ON DEPOSIT**\$62,000.00****PROJECTED USAGE****\$13,750.00****PROJECTED REMAINING BALANCE****\$48,250.00****CURRENT PROPOSAL**

TENNIS COURT

\$13,750.00

\$13,750.00

2025-2026 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	24	\$151.75
MARINA STORAGE	\$4,500/2019	\$8,195.00	30	24	\$341.46
MAIN PIER & SLIPS	\$30,000/2022	\$36,636.00	10	7	\$2,233.71
RAMP PIER	\$5,000/2022	\$6,106.00	10	7	\$158.00
BOAT RAMP	\$22,000/2022	\$32,809.00	20	17	\$1,929.94
BULKHEAD	\$17,000/2023	\$17,000.00	100	98	\$173.47
SMALL BOAT STORAGE RACK & FLOAT	\$3,500/2023	\$4,274.00	10	8	\$284.25
POOL AREA					
POOL PLASTER	\$25,000/2022	\$33,738.00	15	12	\$2,061.50
POOL PUMP	5000/2023	\$6,341.00	10	8	\$667.63
POOL PUMPHOUSE	\$4,000/2019	\$7,285.00	30	24	\$303.54
POOL COVER	\$4,369/2019	\$4,828.00	5	4	\$832.00
POOL FENCE	\$9,220/2011	\$16,791.00	30	16	\$1,049.44
POOL APRON	\$6,950/2011	\$18,876.00	50	36	\$524.33
PAVILLION	\$4,050/2011	\$6,675.00	25	11	\$334.09
TENNIS AREA					
TENNIS COURT SURFACE	\$14,750/2023	\$18,012.00	10	10	\$1,776.20
TENNIS COURT OLD FENCE	\$1,750/1994	\$3,187.00	30	10	\$318.70
TENNIS COURT NEW FENCE	\$825/2012	\$1,502.00	30	17	\$88.35
ROADS AND DRAINAGE					
RIVERS BEND ROADS	\$20,000/2019	\$36,425.00	30	23	\$1,366.30
RIVERS BEND DRAINAGE	\$5,000/2023	\$7,456.00	20	17	\$409.18
		\$269,778.00			\$15,003.85
		Rolling Cost Capital Items 10-30 Years			NEEDED FOR BUDGET ANNUAL CONTRIBUTION

RIVERS BEND HOA
PROPOSED PROFIT & LOSS BUDGET OVERVIEW
JANUARY THROUGH DECEMBER 2026

Ordinary Income/Expense		
Income		
Assessment Income		
Assessments Paid	\$37,800.00	
Interest and Late fees	\$350.00	
Marina Fees	\$950.00	
Mowing Fees Reimbursement	\$5,280.00	
Total Assessment Income		\$44,380.00
Interest Earned	\$800.00	
Interest recd - CD	\$175.00	
Interest recd-Savings Acct		
Total Interest Earned		\$975.00
Miscellaneous Income		
Homeowner Packages	\$100.00	
Total Miscellaneous Income		\$100.00
TOTAL INCOME		\$45,455.00
Gross Profit		\$45,455.00
Expense		
Maintenance Expenses		
Grass Cutting -Border	\$2,600.00	
Grass Cutting -lots	\$3,900.00	
Grounds Maintenance	\$5,500.00	
Marina Maintenance	\$1,100.00	
Pool Maintenance	\$5,500.00	
Rec Area Maintenance	\$2,500.00	
Wetland Maintenance	\$1,000.00	
Total Maintenance Expenses		\$22,100.00
Operating Expenses		
Assoc./Corp Fees	\$105.00	
Insurance	\$2,410.00	
Misc.	\$250.00	
Office Supplies and Printing	\$270.00	
Picnic	\$300.00	
Post Office Box Rent	\$100.00	
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		\$6,940.00
Total Expenses		\$29,040.00
Net Ordinary Income		\$16,415.00
Other Income/Expense		
Other Expense		
Contribution to Capital Reserve		\$15,003.85
Total Other Expense		\$15,003.85
Net Other Income		\$1,411.15