

RIVER BRIDGE PROPERTY OWNERS ASSOCIATION 2024 APPROVED ANNUAL OPERATING BUDGET

Acct	Description	2023 Budget	9 Month Actual	Variance	2024 Proposed Budget
Income					
60400	Assessments	\$ 3,011,904.00	\$ 2,258,928.00	\$ -	\$ 3,497,256.00
60900	Entry Card Fees	\$ 7,500.00	\$ 12,575.00	\$ 9,266.67	\$ 18,000.00
61000	SPC Events	\$ 30,380.00	\$ 13,563.97	\$ (12,294.71)	\$ 25,000.00
61050	RBPOA Rental Income	\$ -	\$ 13,000.00	\$ 17,333.33	\$ 14,000.00
61080	Misc. Income		\$ 2,100.00	\$ 2,800.00	
61500	Newsletter Income	\$ 24,625.00	\$ 19,675.00	\$ 1,608.33	\$ 27,800.00
62200	Interest Income	\$ -	\$ 1,369.13	\$ 1,825.51	\$ 1,500.00
60403	Special Assessment Income	0	\$ 85,050.00	\$ 113,400.00	
Total Income		\$ 3,074,409.00	\$ 2,406,261.10	\$ 133,939.13	\$ 3,583,556.00

Acct	Description	2023 Budget	9 Month Actual	Variance	2024 Proposed Budget
Expenses: Community Administration					
80100	Office Supply Expense	\$ 8,750.00	\$ 8,832.21	\$ 3,026.28	\$ 14,000.00
80101	Office Equiomment Expense	\$ 3,000.00	\$ 599.94	\$ (2,200.08)	\$ 3,000.00
80103	Postage	\$ 1,500.00	\$ 954.67	\$ (227.11)	\$ 2,800.00
80150	Computer Upgrade/Service	\$ 4,500.00	\$ 9,543.65	\$ 8,224.87	\$ 8,000.00
80200	Bank Charges	\$ 100.00	\$ -	\$ (100.00)	\$ 100.00
80300	License & Fees	\$ 3,000.00	\$ 1,170.22	\$ (1,439.71)	\$ 3,000.00
80410	Insurance Muti Peril RBPOA	\$ 158,000.00	\$ 226,274.83	\$ 143,699.77	\$ 450,000.00
80500	Accounting & Audit	\$ 7,800.00	\$ 7,800.00	\$ 2,600.00	\$ 7,800.00
80550	Legal Fees	\$ 5,000.00	\$ 67,279.54	\$ 84,706.05	\$ 75,000.00
80555	Legal Fees- Foreclosers	\$ 3,000.00	\$ 675.00	\$ (2,100.00)	\$ 3,000.00
80600	Website Maintenance	\$ 2,500.00	\$ 216.00	\$ (2,212.00)	\$ -
80850	Presidents Fund	\$ 800.00	\$ -	\$ (800.00)	\$ 800.00
80900	Contingency	\$ 30,000.00	\$ -	\$ (30,000.00)	\$ 30,000.00
80950	Bad Debts	\$ 5,000.00	\$ -	\$ (5,000.00)	\$ 5,000.00
81600	Salaries	\$ 385,000.00	\$ 270,934.70	\$ (23,753.73)	\$ 365,000.00
81603	Management Fees	\$ 51,800.00	\$ 38,166.72	\$ (911.04)	\$ 57,800.00
81602	Insurance Group health	\$ 10,100.00		\$ (10,100.00)	
			\$ -	\$ -	
Total: POA Operations		\$ 679,850.00	\$ 632,447.48	\$ 163,413.31	\$ 1,025,300.00

RIVER BRIDGE PROPERTY OWNERS ASSOCIATION 2024 APPROVED ANNUAL OPERATING BUDGET

Acct	Description	2023 Budget	9 Month Actual	Variance	2024 Proposed Budget
Expenses: Lakes					
82100	Lake Maintenance Contract	\$ 65,400.00	\$ 49,049.28	\$ (0.96)	\$ 65,400.00
82160	Lake Maintenance Repair	\$ 5,000.00	\$ 85.00	\$ (4,886.67)	\$ 5,000.00
82170	Littoral Plantings & Fish	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ 2,500.00
					\$ -
Total: Lakes		\$ 72,900.00	\$ 49,134.28	\$ (7,387.63)	\$ 72,900.00

Acct	Description	2023 Budget	9 Month Actual	Variance	2024 Proposed Budget
Expenses: Building Ops and Maintenance					
83509	Cleaning Company	\$ 28,000.00	\$ 21,642.79	\$ 857.05	\$ 33,000.00
83510	Janitorial Supplies	\$ 15,000.00	\$ 12,197.76	\$ 1,263.68	\$ 20,000.00
83600	Pest Control Contract	\$ 2,000.00	\$ 2,280.00	\$ 1,040.00	\$ 4,620.00
83610	Wild Life Removal	\$ 4,200.00	\$ 4,200.00	\$ 1,400.00	\$ 5,000.00
83850	Trash Removal	\$ 9,200.00	\$ 4,454.48	\$ (3,260.69)	\$ 9,200.00
83921	A/C Service Contract & Repairs	\$ 13,000.00	\$ 4,111.57	\$ (7,517.91)	\$ 13,000.00
83923	Plumbing Repairs & Parts	\$ 4,000.00	\$ 4,245.00	\$ 1,660.00	\$ 6,000.00
83926	Electrical & Lighting	\$ 5,500.00	\$ 26,159.45	\$ 29,379.27	\$ 11,000.00
83928	Fire/Burgular Alarm & Service	\$ 6,000.00	\$ 3,814.04	\$ (914.61)	\$ 6,000.00
83929	Golf Cart Repair	\$ 1,000.00	\$ -	\$ (1,000.00)	\$ 1,000.00
83930	Sign Maintenance	\$ 1,200.00	\$ 1,998.09	\$ 1,464.12	\$ 1,200.00
83933	Generator Contract	\$ 3,000.00	\$ 1,247.64	\$ (1,336.48)	\$ 2,000.00
83934	Generator Repairs	\$ 2,000.00	\$ -	\$ (2,000.00)	\$ 2,000.00
83941	Building Maintenance	\$ 27,000.00	\$ 22,216.29	\$ 2,621.72	\$ 30,000.00
83950	Road & Sidewalk Repairs	\$ 6,000.00	\$ 7,796.77	\$ 4,395.69	\$ 6,000.00
83955	Pressure Cleaning	\$ 9,300.00	\$ 1,690.00	\$ (7,046.67)	\$ 9,300.00
83960	Kubota Lease	\$ 7,500.00	\$ 5,224.32	\$ (534.24)	\$ 7,000.00
83961	Kubota Maintenance	\$ 2,000.00	\$ 2,410.01	\$ 1,213.35	\$ 4,000.00
Total: Building Operations		\$ 145,900.00	\$ 125,688.21	\$ 21,684.28	\$ 170,320.00

RIVER BRIDGE PROPERTY OWNERS ASSOCIATION 2024 APPROVED ANNUAL OPERATING BUDGET

Acct	Description	2023 Budget	9 Month Actual	Variance	Budget
Expenses: Landscaping					
85100	Landscape Replacement	\$ 6,200.00	\$ 2,230.00	\$ (3,226.67)	\$ 6,200.00
85101	Tree Trimming Contract	\$ 23,500.00	\$ 20,999.46	\$ 4,499.28	\$ 48,000.00
85110	Sod Replacement	\$ 3,000.00	\$ 400.00	\$ (2,466.67)	\$ 3,000.00
				\$ -	
85200	Lawn Care Contract	\$ 155,000.00	\$ 114,374.97	\$ (2,500.04)	\$ 167,000.00
85300	Mulch Contract	\$ 3,000.00		\$ (3,000.00)	\$ 3,000.00
85500	Irrigation Repairs & Maint.	\$ 22,000.00	\$ 15,258.04	\$ (1,655.95)	\$ 22,000.00
Total: Landscaping		\$ 212,700.00	\$ 153,262.47	\$ (8,350.04)	\$ 249,200.00

Acct	Description	2023 Budget	9 Month Actual	Variance	2024 Proposed
Expenses: Security					
86100	Security Contract	\$ 340,000.00	\$ 245,021.54	\$ (13,304.61)	\$ 365,000.00
86200	Gate Service Repair	\$ 12,000.00	\$ 19,085.68	\$ 13,447.57	\$ 15,000.00
86500	Camera Repair	\$ 7,500.00	\$ 756.00	\$ (6,492.00)	\$ 7,500.00
86600	Transponders/Gate Cards	\$ 9,000.00	\$ 16,151.50	\$ 12,535.33	\$ 20,000.00
86700	ABDI Software	\$ 5,500.00	\$ 6,130.50	\$ 2,674.00	\$ 7,000.00
Total: Security		\$ 374,000.00	\$ 287,145.22	\$ 8,860.29	\$ 414,500.00

Acct	Description	2023 Budget	9 Month Actual	Variance	Budget
Expenses: Utilities					
87100	Electric	\$ 90,000.00	\$ 74,520.29	\$ 9,360.39	\$ 100,000.00
87200	Cable Expense	\$ 1,215,517.08	\$ 910,798.20	\$ (1,119.48)	\$ 1,215,517.08
87400	Propane/Natural Gas	\$ 33,000.00	\$ 27,841.71	\$ 4,122.28	\$ 37,000.00
87500	Water & Sewer	\$ 20,000.00	\$ 13,961.98	\$ (1,384.03)	\$ 20,000.00
87600	Network/Phones	\$ 6,000.00	\$ 3,637.30	\$ (1,150.27)	\$ 4,600.00
Total Utilities		\$ 1,364,517.08	\$ 1,030,759.48	\$ 9,828.89	\$ 1,377,117.08

Acct	Description	2023 Budget	9 Month Actual	Variance	Budget
Expenses: Recreation					
88120	Pool Service Contract	\$ 23,000.00	\$ 14,880.00	\$ (3,160.00)	\$ 25,000.00
88130	Pool Repair & Maintenance	\$ 25,000.00	\$ 16,645.04	\$ (2,806.61)	\$ 25,000.00
88200	Recreation Equipment R&M	\$ 2,200.00	\$ 4,075.73	\$ 3,234.31	\$ 4,000.00
88210	Gym Equipment R&M	\$ 2,500.00	\$ 1,640.23	\$ (313.03)	\$ 2,500.00
88220	Tennis Court R&M	\$ 2,000.00	\$ 4,378.59	\$ 3,838.12	\$ 4,000.00
88230	Gym Equipment Maint Cont	\$ 6,400.00	\$ -	\$ (6,400.00)	\$ 6,400.00
Total: Recreation		\$ 61,100.00	\$ 41,619.59	\$ (5,607.21)	\$ 66,900.00

RIVER BRIDGE PROPERTY OWNERS ASSOCIATION 2024 APPROVED ANNUAL OPERATING BUDGET

Acct	Description	2023 Budget	9 Month Actual	Variance	2024 Proposed Budget
Expenses: Social & Admin					
88320	Travel	\$ 600.00	\$ -	\$ (600.00)	
88335	Seminars	\$ 700.00	\$ -	\$ (700.00)	\$ 500.00
88350	Misc Supplies/Equipment	\$ 3,600.00	\$ 2,490.66	\$ (279.12)	\$ 3,600.00
88420	SPC Food Catering/Drinks	\$ 13,050.00	\$ 4,369.03	\$ (7,224.63)	\$ 15,000.00
88421	Decoration	\$ 4,000.00	\$ 375.08	\$ (3,499.89)	\$ 4,000.00
88425	Special Events	\$ 6,700.00	\$ 420.00	\$ (6,140.00)	\$ 5,000.00
88431	Movie License Fee	\$ 950.00	\$ 1,194.00	\$ 642.00	
88510	Monthly Newsletter Printing	\$ 24,350.00	\$ 15,026.66	\$ (4,314.45)	\$ 21,000.00
88540	Newsletter Postatge	\$ 6,444.00	\$ 5,209.05	\$ 501.40	\$ 7,260.00
Total: Social & Admin		\$ 60,394.00	\$ 29,084.48	\$ (21,614.69)	\$ 56,360.00

Acct	Description	2023 Budget	9 Month Actual	Variance	2024 Budget
ANNUAL RESERVE AND CAPITAL FUNDING					
89550	Annual Reserve Funding	\$ 100,000.00	\$ 66,666.64	\$ (11,111.15)	\$ 150,000.00
Total Reserve Funding		\$ 100,000.00	\$ 66,666.64	\$ (11,111.15)	\$ 150,000.00

RIVER BRIDGE PROPERTY OWNERS ASSOCIATION 2024 APPROVED ANNUAL OPERATING BUDGET

BUDGET SUMMARY				Totals	Quarterly
	Total Income			\$ 3,583,556.00	\$ 895,889.00
	Less Expenses:				\$ -
	POA Operations			\$ 1,025,300.00	\$ 256,325.00
	Lakes			\$ 72,900.00	\$ 18,225.00
	Building Operations			\$ 170,320.00	\$ 42,580.00
	Landscaping			\$ 249,200.00	\$ 62,300.00
	Security			\$ 414,500.00	\$ 103,625.00
	Utilities			\$ 1,377,117.08	\$ 344,279.27
	Recreation			\$ 66,900.00	\$ 16,725.00
	Social & Admin			\$ 56,360.00	\$ 14,090.00
	Reserve Funding			\$ 150,000.00	\$ 37,500.00
	Total Expenses			\$ 3,582,597.08	\$ 895,649.27
	Net Income			\$ 958.92	\$ 239.73
Proposed 2024 Quarterly Assessments - 1134 Homes					\$771.00
Reserve Analysis		Projected 12/31/2023 Balance	2024 Budgeted Contribution	2024 Funds Avalable	Projected 12/31/2024 Balance
41000	Buildings	\$ 91,561.30	\$ 14,000.00	\$ 105,561.30	\$ 105,561.30
41200	Roads	\$ 167,719.07	\$ 56,000.00	\$ 223,719.07	\$223,719.07
41450	MEP	\$ 35,319.23	\$ 40,000.00	\$ 75,319.23	\$35,319.23
41500	Grounds	\$ 270,312.05	\$ 25,000.00	\$ 295,312.05	\$270,312.05
42000	Recreation	\$ 21,631.05	\$ 15,000.00	\$ 36,631.05	\$21,631.05
41954	Reserve Interest	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00
	Total	\$ 588,542.70	\$ 150,000.00	\$ 738,542.70	\$ 658,542.70

2043 Reserve Projects					
41500	Landscaping Phase 5				\$ 25,000.00
42000	South Pool Resurfacing				\$ 15,000.00
41450	Pool Filtration				\$ 40,000.00
	TOTAL				\$ 80,000.00

