

Riverview Associates, INC.
Financial Statement
2006 Budget
@ \$265 per house

DRAFT

	2006 Budget	2005 Budget	Change in Budget	As of 12/05 and projections for 2005 expenses	2005 Bud to Act
INCOME	141	133 # of homes			
(dues for 2005 and 2006)	265	265			
Dues(\$265 per property owner)	37,365.00	35,245.00	2,120.00	36,935.50	1,690.50
Interest on Deposit	400.00	300.00	100.00	463.28	163.28
Miscellaneous	0.00	0.00	-		-
Total Income	37,765.00	35,545.00	2,220.00	37,398.78	1,853.78
EXPENSES					
Christmas Decorations	1,500.00	2,500.00	(1,000.00)	1,500.00	(1,000.00)
Contribution to Contingency Funds			-	-	-
Covenant Project	-	-	-	-	-
Directory/Website Community	1,500.00	300.00	1,200.00	-	(300.00)
Dues/Fees	400.00	400.00	-	370.00	(30.00)
Insurance	2,750.00	2,400.00	350.00	2,511.00	111.00
Legal Fees Accrual	-	-	-	-	-
Miscellaneous	200.00	200.00	-	155.00	(45.00)
Monthly Grounds Upkeep (\$1,282)	15,600.00	17,928.00	(2,328.00)	15,734.00	(2,194.00)
Newsletter	495.00	225.00	270.00	248.83	23.83
Office Supplies	500.00	500.00	-	281.57	(218.43)
Park Upkeep & Misc Grounds	4,000.00	3,000.00	1,000.00	1,020.00	(1,980.00)
Straw / Mulch & Color	7,820.00	5,292.00	2,528.00	6,987.00	1,695.00
Taxes	650.00	750.00	(100.00)	442.82	(307.18)
Utilities	1,750.00	1,500.00	250.00	1,841.60	341.60
Welcome / Bereavement	600.00	550.00	50.00	420.98	(129.02)
Total Expenses	37,765.00	35,545.00	2,220.00	31,512.80	(4,032.20)
Income-Expenses	0.00	0.00		5,885.98	

Signage** 3,000.00

**Signage funds to come from excess funds in prior years of approximately \$17,000.

Jan 2006 Cash Balances	
Operating Fund	\$ 10,000.00
Legal Fund	\$ 20,000.00
Total	\$ 30,000.00

<u>Target 2006 Projects</u>	<u>Est. Costs</u>	<u>Possible Funding</u>
Proposed Last year		
Park Upgrade - Redo Brick Pathway	\$ 3,000	Review later in year based on spending
Signs for front of neighborhood	\$ 3,000	or through Operating Fund

Years	1999	2000	2001	2002	2003	2004	
Income	\$ 41,150	\$ 40,900	\$ 40,000	\$ 35,712	\$ 36,943	\$ 33,432	2005
Expenses(excluding transfers)	\$ 29,000	\$ 32,000	\$ 34,000	\$ 32,000	\$ 29,438	\$ 31,270	\$ 36,936
Dues	320	320	320	300	275	265	\$ 31,513
							265