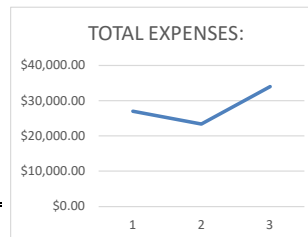
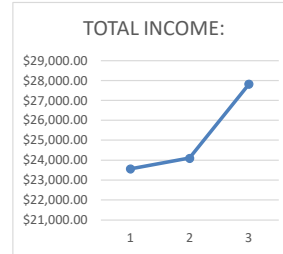


# RIVERVIEW ESTATES HOA 2025 BUDGET

BUDGET YEAR	2023	2024	2025
<b>INCOME</b>			
Annual Dues			
Prospective Year (177 lots @ \$130 each)	\$21,840.00	\$23,010.00	\$23,010.00
Deduction for Unpaid Dues in Current Year	-\$1,030.00		
Vouchers Awarded for Service	-\$1,040.00		\$0.00
Prior Yr Dues Income (15% of amt outstanding)	\$1,040.00		\$1,500.00
Late Fees / Attorney Fees	\$200.00	\$1,017.00	\$1,000.00
DelDot Snow Removal Reimbursement*	\$2,250.00	\$0.00	\$2,250.00
Bank Interest (+ CD for 1 Year)	\$315.00	\$73.16	\$73.16
<b>TOTAL INCOME:</b>	<b>\$23,575.00</b>	<b>\$24,100.16</b>	<b>\$27,833.16</b>
<b>EXPENSES</b>			
Bank/Credit Card Processing Fees		\$247.34	\$270.00
Contributions - Frederica Fire Department		\$50.00	\$50.00
Bad Debt Write Off	\$100.00	\$0.00	\$0.00
Liability Insurance	\$888.00	\$857.00	\$888.00
Accounting /Audit/Tax Prep Fees	\$4,500.00	\$0.00	\$5,840.00
Legal Fees	\$850.00	\$125.00	\$500.00
Postage, Printing, Envelopes / PO Box	\$300.00	\$644.86	\$400.00
Office Supplies / Bank Checks	\$275.00	\$258.55	\$250.00
Snow Removal **	\$3,000.00		\$3,000.00
Open Space Maintenance - Repairs	\$500.00	\$3,606.90	\$500.00
Mowing & Entrance Upkeep	\$4,750.00	\$2,525.00	\$6,720.00
Pond Water Maintenance	\$6,700.00	\$7,310.58	\$7,381.56
Pond Fountain Maintenance	\$600.00		\$1,000.00
Electric for Ponds and Pavilion Lighting	\$1,720.00	\$2,269.80	\$1,500.00
Web Site & Quickbooks Renewals	\$500.00	\$1,579.64	\$2,726.00
Annual Meeting Expenses	\$150.00		\$500.00
Travel		\$45.56	\$100.00
State HOA Registration	\$25.00	\$25.00	\$25.00
Kent County Taxes for Street Lights	\$45.00	\$38.80	\$40.00
Front Entrance Signs & Lighting	\$300.00	\$0.00	\$200.00
Doogie Pooh Station Bags/Trash at Pavilion	\$325.00	\$119.99	\$125.00
Lighting & Sign Maintenance for Pavilion	\$500.00	\$2,000.00	\$0.00
Playground/Pavilion Maintenance ***	\$650.00	\$1,500.00	\$2,000.00
Off-site Storage Space (12 months beginning 07/01)	\$280.00	\$187.00	\$0.00
<b>TOTAL EXPENSES:</b>	<b>\$26,958.00</b>	<b>\$23,391.02</b>	<b>\$34,015.56</b>
<b>NET INCOME</b>	<b>(\$3,383.00)</b>	<b>\$709.14</b>	<b>(\$6,182.40)</b>



\*DelDot reimbursement - 75% of actual cost

\*\*HOA pays 25%; see Income Section on DelDot

\*\*\* new mulch, drainage, electrical repairs

**NOTE: 2025 transtion of the Board allowed for community improvements into 2026**