

Riverton Property Owners Assoc., Inc.

Operating Budget

For the period of 1-1-26 through 12-31-26

Based 72 homes

Expenses	Common Expenses		INDIVIDUAL EXPENSES
	Annual	Monthly	(Per Lot) Monthly
Administrative			
Management Fees	\$ 10,200.00	\$ 850.00	
Legal Fees	\$ 1,000.00	\$ 83.33	
Accounting/CPA	\$ 2,100.00	\$ 175.00	
Insurance/Property	\$ 6,000.00	\$ 500.00	
Administration Expenses	\$ 600.00	\$ 50.00	
Corporate Fees	\$ 62.00	\$ 5.17	
OPERATIONAL EXPENSES			
Pressure Washing Sidewalks/Curbs/Driveways	\$ 5,000.00	\$ 416.67	
Contractor Repairs	\$ 2,300.00	\$ 191.67	
Entrance Gate Maintenance/Repairs	\$ 2,000.00	\$ 166.67	
GROUNDS MAINTENANCE			
Lawn Maintenance - Common Parcels	\$ 50,400.00	\$ 4,200.00	
Lawn Maintenance - Common Areas	\$ 43,200.00	\$ 3,600.00	
Lawn Maintenance/Fertilization - Homes			\$ 66.67
Butterfly Garden Maintenance	\$ 1,500.00	\$ 125.00	
Fertilization/Pest Control	\$ 6,900.00	\$ 575.00	
Mulch - Common	\$ 33,750.00	\$ 2,812.50	
Landscape Replacement	\$ 5,000.00	\$ 416.67	
Tree Pruning & Maintenance	\$ 25,000.00	\$ 2,083.33	
Irrigation Repairs & Parts	\$ 15,320.00	\$ 1,276.67	
Irrigation - Common Parcel	\$ 3,440.00	\$ 286.67	
Lake Maintenance	\$ 1,800.00	\$ 150.00	
UTILITIES			
Electric - Street Lights	\$ 10,810.00	\$ 900.83	
Electric - Irrigation/Gates	\$ 2,000.00	\$ 166.67	
Gate Subscription(s)/Internet	\$ 5,352.00	\$ 446.00	
MISCELLANEOUS			
Contingency	\$ 3,500.00	\$ 291.67	
Holiday Lighting	\$ 1,500.00	\$ 125.00	
Reserves			
Reserves	\$ -	\$ -	
Shared Expenses Reimbursement (Quail)	\$ (78,098.40)	\$ (6,508.20)	
TOTALS	\$ 160,635.60	\$ 13,386.30	\$ 66.67
	Total Per Improved Lot Month	253	
	Total Per Improved Lot Quarterly	758	
	Total Per Improved Lot Annual	3,031	

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD-OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.

THIS BUDGET DOES NOT ACCOUNT FOR ANY RESERVES OR THE RAISE AND HOLD OF LONG TERM CAPITAL FOR FUTURE ASSOCIATION NEEDS. FUTURE BOARDS MAY REVIEW AND ADD THIS CATEGORY TO THE BUDGET WHICH WILL RESULT IN AN INCREASE IN OVERALL DUES.