

2019 Riverwalk Budget

Account	Description	2017 Budget	2018 Budget	actual to 9-30-18	2019 Budget
Income					
6000	Owner Assessments	\$843,200.00	\$856,800.00	\$638,491.00	\$897,600.00
6010	Interest Income Bank	\$30.00	\$0.00	\$0.00	\$0.00
6030	Interest Income - Delinquencies	\$6,000.00	\$6,000.00	\$5,599.98	\$6,000.00
6040	Late Fee Income	\$7,500.00	\$5,000.00	\$3,864.00	\$5,000.00
6050	Estoppels Fees	\$6,000.00	\$10,000.00	\$5,950.00	\$8,000.00
6065	Application Fees	\$9,000.00	\$18,000.00	\$11,025.00	\$15,000.00
6080	Returned Check Fees	\$200.00	\$200.00	\$35.00	\$100.00
6110	Town Grants	\$0.00	\$0.00	\$0.00	\$0.00
6117	Background checks	\$0.00	\$0.00	\$2,475.00	\$0.00
6118	Kayak Storage Fees	\$1,200.00	\$1,600.00	\$1,525.00	\$1,600.00
6120	Miscellaneous income	\$1,800.00	\$500.00	\$0.00	\$500.00
6310	Violation Fines	\$6,000.00	\$3,000.00	\$15,100.00	\$6,000.00
6360	Miscellaneous Owner Charges	\$0.00	\$0.00	\$2,494.00	\$0.00
	Total Income	\$880,930.00	\$901,100.00	\$686,558.98	\$939,800.00
Administrative Expense					
7010	Property Management	\$179,000.00	\$173,000.00	\$159,476.99	\$179,000.00
7090	Audit Fees	\$5,000.00	\$3,800.00	\$3,800.00	\$3,800.00
7100	Accounting Contract	\$0.00	\$0.00	\$0.00	\$0.00
7110	Legal Fees	\$50,000.00	\$30,000.00	\$23,563.00	\$82,000.00
7120	Permits, Fees and Taxes	\$5,000.00	\$5,000.00	\$750.00	\$5,000.00
7130	Postage & Mail Handling	\$4,100.00	\$1,600.00	\$1,753.00	\$2,500.00
7140	Printing	\$1,500.00	\$500.00	\$0.00	\$0.00
7160	Insurance Expenses	\$30,000.00	\$38,000.00	\$29,735.00	\$40,000.00
7170	Office Expense	\$22,000.00	\$14,000.00	\$10,446.00	\$14,000.00
7180	Miscellaneous Expense	\$0.00	\$0.00	\$303.00	\$0.00
7190	Bank Service Charges	\$0.00	\$3,500.00	\$2,249.00	\$3,500.00
8260	Bad Debt Allowance	\$36,000.00	\$15,000.00	\$0.00	\$15,000.00
	Total Administrative Expense	\$332,600.00	\$284,400.00	\$232,075.99	\$344,800.00
Utilities					
9010	Electricity	\$27,000.00	\$35,000.00	\$22,460.00	\$35,000.00
9020	Water & Sewer	\$6,000.00	\$6,000.00	\$3,155.00	\$6,000.00
9030	Telephone & Internet	\$45,300.00	\$30,000.00	\$20,736.00	\$30,000.00
9040	Trash Removal	\$3,100.00	\$3,100.00	\$2,471.00	\$3,225.00
8240	Internet Tech Contract	\$0.00	\$15,000.00	\$19,311.00	\$20,000.00
	Total Utilities Expense	\$81,400.00	\$89,100.00	\$68,133.00	\$94,225.00
Grounds					
8010	General Repair & Maintenance	\$21,000.00	\$51,000.00	\$32,876.00	\$50,000.00
8040	Maintenance & Janitorial Supplies	\$0.00	\$0.00	\$2,407.00	\$3,500.00
8050	Plumbing	\$3,000.00	\$1,500.00	\$0.00	\$1,000.00
8060	Fuel	\$500.00	\$1,000.00	\$567.00	\$800.00
8090	Concrete Repair	\$53,000.00	\$5,000.00	\$255.00	\$1,000.00
8100	Lake Maintenance	\$5,000.00	\$1,700.00	\$1,336.00	\$1,700.00
8110	Landscape/Irrigation Contract	\$82,500.00	\$62,500.00	\$47,599.00	\$62,500.00
8120	Irrigation Maintenance & Repair	\$5,000.00	\$5,000.00	\$2,147.00	\$5,000.00
8130	Landscape Revitalization	\$4,543.00	\$20,000.00	\$20,837.00	\$15,000.00
8150	Gutter Cleaning	\$7,500.00	\$7,000.00	\$8,100.00	\$8,775.00
8160	Tree Trimming	\$30,000.00	\$30,000.00	\$19,835.00	\$25,000.00
8170	Mangrove Trimming	\$0.00	\$1,600.00	\$2,800.00	\$3,500.00
8190	Pool Maint Contract	\$9,564.00	\$11,300.00	\$1,790.00	\$0.00

8200	Pool Repairs, Parts & Supplies	\$15,000.00	\$20,000.00	\$31,191.00	\$20,000.00
8220	Tennis Court Revision	\$0.00	\$100,000.00	\$4,641.00	\$25,000.00
8250	Code/Parking Enforcement	\$46,625.00	\$42,000.00	\$26,739.00	\$42,000.00
9520	Internet and Camera Parts	\$0.00	\$18,000.00	\$6,691.00	\$18,000.00
	Total Grounds Expense	\$283,232.00	\$377,600.00	\$209,811.00	\$282,775.00
	Savings Transfers	Per Year	Per Year		Per Year
	Savings Transfers	\$109,498.00	\$150,000.00	\$150,000.00	\$218,000.00
	Per Month			\$12,500.00	\$18,166.67
	Total Expenses	\$806,730.00	\$901,100.00	\$660,019.99	\$939,800.00

Per Unit annual assessment is \$2640

Per Unit quarterly assessment is \$660

Boat Storage Budget

Account	Description	2017 Budget	2018 Budget	actual to 9-30-18	2019 Budget
	Income				
6090	Boat Storage Fees	\$6,200.00	\$6,400.00	\$5,949.00	\$6,240.00
6095	Transponder Fees	\$250.00	\$375.00	\$165.00	\$100.00
	Total Income	\$6,450.00	\$6,775.00	\$6,114.00	\$6,340.00
	Expenses				
9015	Electricity --Boat Area	\$3,000.00	\$3,000.00	\$2,018.00	\$3,000.00
9025	Water--Boat Area	\$0.00	\$600.00	\$450.00	\$600.00
	Total Utilities	\$3,000.00	\$3,600.00	\$2,468.00	\$3,600.00
	Boat Storage Savings Fund	Total Cost	Per Year		
	Parking Area Resurfacing	\$30,000.00	\$2,148.00	\$1,790.00	\$2,148.00
	Fence Upkeep/Replacement	\$10,000.00	\$1,667.00	\$1,389.00	\$1,667.00
		\$30,000.00	\$3,815.00	\$3,179.00	\$3,815.00
	Total Expenses	\$33,000.00	\$7,415.00	\$5,647.00	\$7,415.00
	Boat Storage Savings Fund	2017	2018		2019
		\$40,000.00	\$43,815.00		\$47,630.00