

Riverwalk 2022 Budget - approved 12/02/2021

Account	Description	2021 Budget	Actual 09-30-21	2022 Budget
<u>INCOME</u>				
06000	Owner Assessments	897,600	673,200	897,600
06010	Bank Interest Income	347	103	138
06030	Interest Income	8,608	7,132	9,509
06040	Late Fee Income	5,040	3,612	4,815
06050	Estoppels Fees	9,933	8,710	10,000
06065	Application Fees	12,700	12,000	16,000
06117	Background Checks	7,333	1,900	1,600
06118	Kayak Storage Fees	1,600	1,750	1,600
06120	Miscellaneous Income	0	2,350	200
06130	Pool Key Income	1,125	600	750
06310	Violation Fines	3,580	10,200	5,000
06340	NSF Fee Income	233	5	0
06360	Misc. Owner Charges	1,280	380	100
		_____	_____	_____
	Total Income	949,379	721,942	947,312
<u>EXPENSES</u>				
<u>General & Administrative</u>				
07010	Property Management Payroll	189,222	117,177	226,800
07011	Payroll Taxes	0	19,021	25,362
07012	Payroll Processing Fees	0	1,062	1,415
07090	Audit Fees	3,800	0	3,800
07100	Accounting Services	0	0	12,000
07110	Legal Fees	50,000	26,825	35,767
07120	Permits, Fees, Taxes	1,277	921	1,228
07130	Postage & Mail Handling	895	183	250
07140	Printing	0	175	250
07160	Insurance Expense	55,000	15,209	17,566
07170	Office Expense	20,000	8,523	11,364
07190	Bank Service Charges	1,836	430	573
09050	Interest Receivable Offset	0	259	346
		_____	_____	_____
	General & Administrative	322,030	189,785	336,722

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Operations				
08010	General Repair & Maintenance	40,000	28,900	45,000
08040	Maintenance & Janitorial Suppl	2,867	6,896	9,195
08050	Plumbing	2,000	0	2,000
08060	Fuel Expense	584	633	1,000
08065	Golf Cart & Truck Expense	0	2,394	3,191
08090	Concrete Repair	10,000	687	10,000
08100	Lake Maintenance	2,055	1,544	2,055
08110	Landscape/Irrigation Contract	72,100	56,877	72,100
08120	Irrigation Maintenance& Repai	6,608	2,699	3,599
08130	Landscape Revitalization	30,000	0	30,000
08150	Gutter Cleaning	8,800	5,995	8,800
08160	Tree Trimming	38,725	26,155	38,725
08170	Mangrove Trimming	2,800	2,135	2,900
08200	Pool Repairs, Parts & Supplie	30,000	10,605	30,000
08220	Tennis Court Revision	5,000	1,539	2,000
08230	Re-Striping of Parking Spaces	10,000	0	10,000
08235	Social Events	2,000	0	2,000
08240	Tech Support & Repairs	1,768	14,034	10,000
08250	Code/Parking Enforcement	43,260	26,311	0
08255	The Wier	0	0	30,913
08260	Bad Debt Expense	52,000	0	26,000
		_____	_____	_____
	Operations	360,567	187,404	339,479
Utilities				
09010	Electricity	32,349	27,008	36,010
09020	Water & Sewer	5,833	4,578	6,103
09030	Telephone & Internet Service	2,400	1,206	1,608
09040	Trash Removal	3,200	2,402	3,732
09520	Internet & Camera	5,000	4,244	5,658
		_____	_____	_____
	Utilities	48,782	39,437	53,112
Reserve Contributions				
09510	Transfer To Reserves	218,000	218,000	218,000
		_____	_____	_____
	TOTAL EXPENSES	731,379	416,626	729,312
	Transfer To Reserves	218,000	218,000	218,000
	Net Income/Loss	0	87,316	0
	TOTAL INCOME	949,379	721,942	947,312