

08/03/22 Riverwalk Cash Flow - Savings - 2022 to 2030

YEAR	DESC	AMOUNT	BALANCE
2022	6/1/2022 Beg Bank Balance	1200000	1200000*
2022	Budget New Saving Added	90000	1290000
2022	Repl Golf Cart	-3000	1287000
2022	75 Roofs x \$6667 per roof (Best Bids 2022)	-500025	786975
2022	Roof Consultant	-15000	771975
2023	Budget Added 218,000 + \$460 x 340	374400	1146375
2023	Repair/Seal Streets	-80000	1066375
2023	Paint 72 Units X \$1910 + 20% Inflation	-165024	901351
2023	Roof Consultant	-15000	886351
2023	Storm Water Pipe Repairs	-75000	811351
2024	Budget Added 218,000 + \$460 x 340	374400	1185751
2024	Paint 79 Units x \$1910 + 22% Inflation	-184085	1001666
2024	44 Roofs x \$6667 + 9% Inflation	-319749	681917
2024	Roof Consultant	-15000	666917
2024	New Playground	-70000	596917
2025	Budget Added 218,000 + \$460 x 340	374400	971317
2025	Boat Dock Renovate/Dredge	-20000	951317
2025	Repl Golf Cart	-3000	948317
2025	122 Roofs x \$6667 +12% Inflation	-910979	37338
2025	Roof Consultant	-15000	22338
2026	Budget New Saving Added	218000	240338
2026	Major Pool Repairs	-50000	190338
2026	Sport Court Resurface	-15000	175338
2027	Budget New Saving Added	218000	393338
2027	Repl Golf Cart	-4000	389338
2027	Paint 89 Units x \$1910 + 30% Inflation	-220987	168351
2028	Budget New Saving Added	218000	386351
2028	Paint 100 Units x \$1910 +33% Inflation	-254030	132321
2029	Budget New Saving Added	218000	350321
2029	15 Roofs x \$6667 + 24% Inflation	-124006	226315
2029	Roof Consultant	-6000	220315
2030	Repl Golf Cart	-4000	216315
2030	Paint 72 Units x \$1910 + 36% Inflation	-187027	29288
2030	Budget New Saving Added	218000	247288

CASH FLOW /ASSESSMENT ASSUMPTIONS

Painting costs in 2020 will repeat + 20% inflation in 2023 + 10%yr thereafter
 NO CONTINGENCY provided for emergencies - hurricane, sink hole, etc
 Dues will increase from \$660 per quarter to \$775 per qtr from 2023 - to 2025
 \$775 Assessment assumes no significant increases in operating costs
 Roofing cost projected start at current cost of \$6,667 per unit + inflation
 No roof performance bond needed
 Projections added: Playround \$70,000 + Storm Drains \$75,000.

* \$1,378,765 in Bank Less \$50,000 Boat Yard Less \$128,765 Operating Aug & Sept

August 3, 2022 Riverwalk Revised Projected Roofing Saving Requirement

Actual Cost Roofs Paid in 2021 84 roofs @ \$4500		\$378,000	

11/19/2020 Originally Projected Cost for Remaining 256 units		\$1,184,482 (A)	
11/19/2020 Cost per unit for remaining units \$1,184,482 / 256		\$4,627	
08/02/2022 Current Bid cost \$500,000 / 75 units		\$6,667	
08/02/2022 Total Revised Cost 256 units x \$6,667 increase		\$1,706,667 (B)	44%
08/02/2022 Increased Cost (B) - Originally Projected (A)		\$522,185 (C)	(B) - (A)
Add 20% Average further inflation for Next 5 years		+ \$148,092 (D)	
Total Revised Increased Cost (C) + (D)		\$ 670,277	
Addl Assessment per unit \$670,277 / 340 units remaining		\$1,970	