

Riverwalk HOA 2017 Budget

Account	Description	2015	2016	as of 10-31-16	2017	notes
Income						
6000	Owner Assessments	\$816,000.00	\$816,000.00	\$680,000.00	\$843,200.00	
6010	Interest Income Bank	\$60.00	\$84.00	\$18.76	\$30.00	
6030	Interest Income - Delinquencies	\$2,071.00	\$6,000.00	\$3,662.11	\$6,000.00	
6040	Late Fee Income	\$3,000.00	\$4,000.00	\$4,788.00	\$7,500.00	2017 late fees can be \$30 or higher
6050	Estoppels Fees	\$1,500.00	\$6,000.00	\$4,675.00	\$6,000.00	
6065	New Owner Application Fees	\$5,000.00	\$9,000.00	\$14,600.00	\$9,000.00	
6066	Renter Application Fees	\$4,000.00	\$7,000.00	\$0.00	\$7,000.00	
6080	Returned Check Fees	\$70.00	\$180.00	\$137.50	\$200.00	
6110	Town Grants	\$0.00	\$0.00	\$0.00	\$0.00	
6115	Association Fines	\$0.00	\$6,000.00	\$0.00	\$6,000.00	combined 6115 Unit Owner Fines with 6310 Violation Fines, renamed "Association Fines"
6117	Background checks	\$0.00	\$0.00	\$1,671.00	\$0.00	
6118	Kayak Storage Fees	\$50.00	\$1,050.00	\$750.00	\$1,200.00	
6120	Miscellaneous income	\$0.00	\$600.00	\$1,528.11	\$1,800.00	
6130	Pool/Boat Ramp Key Fees	\$0.00	\$1,200.00	\$2,075.00	\$2,500.00	
6310	Violation Fines	\$0.00	\$0.00	\$2,300.00	\$0.00	
6360	Miscellaneous Owner Charges	\$0.00	\$0.00	\$3,281.38	\$0.00	
	Total Income	\$831,751.00	\$857,114.00		\$890,430.00	
Administrative Expense						
7010	Property Management	\$151,000.00	\$153,780.00	\$102,520.00	\$179,000.00	
7090	Audit Fees	\$4,950.00	\$5,500.00	\$5,000.00	\$5,000.00	
7100	Accounting Contract	\$10,000.00	\$8,580.00	\$6,435.00	\$0.00	
7110	Legal Fees	\$15,000.00	\$24,000.00	\$31,682.00	\$50,000.00	
7120	Permits, Fees and Taxes	\$1,975.00	\$2,000.00	\$1,650.39	\$5,000.00	
7130	Postage & Mail Handling	\$3,100.00	\$4,200.00	\$3,911.16	\$4,100.00	
7140	Printing	\$2,200.00	\$2,400.00	\$977.10	\$1,500.00	
7160	Insurance Expenses	\$22,000.00	\$30,000.00	\$28,061.27	\$30,000.00	
7170	Office Expense	\$15,000.00	\$18,000.00	\$22,887.24	\$22,000.00	
1315	Bad Debt Allowance	\$36,779.00	\$12,000.00	\$4,778.48	\$36,000.00	
	Total Administrative Expense	\$262,004.00	\$248,460.00		\$332,600.00	
Utilities						
9010	Electricity	\$31,000.00	\$32,000.00	\$28,561.79	\$27,000.00	Was \$30,000, \$3K reallocated to Boat Area budget
9020	Water & Sewer	\$7,159.00	\$5,000.00	\$5,755.26	\$6,000.00	
9030	Telephone & Internet	\$22,000.00	\$45,300.00	\$51,314.05	\$45,300.00	
9040	Trash Removal	\$3,100.00	\$3,100.00	\$3,668.33	\$3,100.00	
8240	Cable	\$109,752.00	\$0.00	\$0.00	\$8,000.00	contract for Larry Slote
	Total Utilities Expense	\$173,011.00	\$85,400.00		\$89,400.00	
Grounds						
8010	General Repair & Maintenance	\$21,000.00	\$21,000.00	\$18,194.96	\$55,000.00	
8040	Maintenance & Janitorial Supplies	\$6,900.00	\$0.00	\$0.00	n/a	removed from budget
8050	Plumbing	\$5,000.00	\$3,600.00	\$85.00	\$3,000.00	
8060	Fuel	\$3,200.00	\$1,800.00	\$207.88	\$500.00	
8080	Keys/Door Repairs	\$1,000.00	\$0.00	\$37,844.70	\$1,000.00	
8090	Concrete Repair	\$20,000.00	\$15,000.00	\$21,905.00	\$53,000.00	
8100	Lake Maintenance	\$1,300.00	\$1,500.00	\$9,505.55	\$1,500.00	
8110	Landscape/Irrigation Contract	\$81,000.00	\$82,500.00	\$46,756.61	\$82,500.00	
8120	Irrigation Maintenance & Repair	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	
8130	Landscape Revitalization	\$5,000.00	\$3,000.00	\$2,170.58	\$4,543.00	
8150	Rain Gutter Cleaning	\$5,000.00	\$5,000.00	\$0.00	\$7,500.00	
8160	Tree Trimming	\$25,000.00	\$80,000.00	\$36,119.17	\$30,000.00	budget figure included in Tree Trimming 8160
8170	Mangrove Trimming	\$3,552.00	\$0.00	\$0.00	\$0.00	
8190	Pool Maint Contract	\$0.00	\$0.00	\$0.00	\$9,564.00	
8200	Pool Repairs, Parts & Supplies	\$25,000.00	\$30,000.00	\$12,246.20	\$15,000.00	
8210	Sinkhole Expense Reimb (Y1 of 2)	\$0.00	\$0.00	\$0.00	\$27,200.00	
8220	Clubhouse/Tennis Court	n/a	n/a	n/a	\$17,000.00	

8250	Code/Parking Enforcers	\$46,625.00	\$46,625.00	\$30,591.60	\$46,625.00
9505	Building Painting (from Savings)	\$0.00	\$72,720.00		\$0.00
	Total Grounds Expense	\$196,177.00	\$324,845.00		\$358,932.00

2017 Savings Transfers **\$109,498.00**

Total Expenses **\$890,430.00**

Savings Transfers	Useful Life	Total Cost	Per Month	Per Year
Roof	19	\$1,011,025.00	\$4,211.00	\$50,531.00
Painting	6	\$303,106.00	\$3,608.00	\$43,300.00
Street	24	\$200,000.00	\$667.00	\$8,000.00
Pool Deck	24	\$50,000.00	\$167.00	\$2,000.00
Pool Surface	19	\$50,000.00	\$208.00	\$2,500.00
Tennis Court	9	\$5,000.00	\$42.00	\$500.00
Playground	14	\$10,000.00	\$56.00	\$667.00
Truck	9	\$10,000.00	\$83.00	\$1,000.00
Golf Cart	4	\$5,000.00	\$83.00	\$1,000.00
				\$109,498.00

Per Month Transfer **\$9,125.00**

2017 Maintenance Fee **\$620 per quarter**

Rosa Haas, Carl Haas

Tree trimming and
removal