

Riverwalk HOA 2018 Budget

Account	Description	2016	2017	as of 9-30-1-17	2018	notes
Income						
6000	Owner Assessments	\$816,000.00	\$843,200.00	\$622,636.00	\$856,800.00	
6010	Interest Income Bank	\$84.00	\$30.00	\$0.00	\$0.00	
6030	Interest Income - Delinquencies	\$6,000.00	\$6,000.00	\$6,122.00	\$6,000.00	
6040	Late Fee Income	\$4,000.00	\$7,500.00	\$3,408.00	\$5,000.00	
6050	Estoppels Fees	\$6,000.00	\$6,000.00	\$7,425.00	\$10,000.00	
6065	Application Fees	\$9,000.00	\$9,000.00	\$16,850.00	\$18,000.00	
6080	Returned Check Fees	\$180.00	\$200.00	\$0.00	\$200.00	
6110	Town Grants	\$0.00	\$0.00	\$0.00	\$0.00	
6117	Background checks	\$0.00	\$0.00	\$2,900.00	\$0.00	
6118	Kayak Storage Fees	\$1,050.00	\$1,200.00	\$1,475.00	\$1,600.00	
6120	Miscellaneous income	\$600.00	\$1,800.00	\$200.00	\$500.00	
6310	Violation Fines	\$6,000.00	\$6,000.00	\$600.00	\$3,000.00	combined 6115 Unit Owner Fines with 6310 Violation Fines
	Total Income	\$848,914.00	\$880,930.00		\$901,100.00	
Administrative Expense						
7010	Property Management	\$153,780.00	\$179,000.00	\$125,235.00	\$173,000.00	
7090	Audit Fees	\$5,500.00	\$5,000.00	\$5,000.00	\$3,800.00	
7100	Accounting Contract	\$8,580.00	\$0.00	\$65.00	\$0.00	depends on legal case outcome
7110	Legal Fees	\$24,000.00	\$50,000.00	\$27,758.00	\$30,000.00	
7120	Permits, Fees and Taxes	\$2,000.00	\$5,000.00	\$6,056.00	\$5,000.00	
7130	Postage & Mail Handling	\$4,200.00	\$4,100.00	\$903.00	\$1,600.00	
7140	Printing	\$2,400.00	\$1,500.00	\$202.00	\$500.00	
7160	Insurance Expenses	\$30,000.00	\$30,000.00	\$25,262.00	\$38,000.00	
7170	Office Expense	\$18,000.00	\$22,000.00	\$10,503.00	\$14,000.00	changed to Misc Expense for 2018
7180	Casual Labor	\$0.00	\$0.00	\$2,973.00	\$0.00	
7190	Bank Service Charges	\$0.00	\$0.00	\$2,917.00	\$3,500.00	
8260	Bad Debt Allowance	\$12,000.00	\$36,000.00	\$22,141.00	\$15,000.00	
	Total Administrative Expense	\$260,460.00	\$332,600.00		\$284,400.00	
Utilities						
9010	Electricity	\$32,000.00	\$27,000.00	\$46,597.00	\$35,000.00	high 2017 due to FPL issues and pool auto-refilling while leaking
9020	Water & Sewer	\$5,000.00	\$6,000.00	\$11,541.00	\$6,000.00	high 2017 due to multiple pool and plumbing leaks
9030	Telephone & Internet	\$45,300.00	\$45,300.00	\$33,960.00	\$30,000.00	
9040	Trash Removal	\$3,100.00	\$3,100.00	\$1,880.00	\$3,100.00	
8240	Cable	\$0.00	\$0.00	\$19,536.00	\$15,000.00	contract for Larry Slote, renamed IT Contract for 2018
	Total Utilities Expense	\$85,400.00	\$81,400.00		\$89,100.00	
Grounds						
8010	General Repair & Maintenance	\$21,000.00	\$21,000.00	\$37,704.00	\$51,000.00	
8040	Maintenance & Janitorial Supplies	\$0.00	\$0.00	\$2,757.00	\$0.00	will be accounted for in General Repair and Maint
8050	Plumbing	\$3,600.00	\$3,000.00	\$670.00	\$1,500.00	
8060	Fuel	\$1,800.00	\$500.00	\$785.00	\$1,000.00	
8090	Concrete Repair	\$15,000.00	\$53,000.00	\$124,780.00	\$5,000.00	
8100	Lake Maintenance	\$1,500.00	\$5,000.00	\$1,432.00	\$1,700.00	
8110	Landscape/Irrigation Contract	\$82,500.00	\$82,500.00	\$60,992.00	\$62,500.00	
8120	Irrigation Maintenance & Repair	\$5,000.00	\$5,000.00	\$17,809.00	\$5,000.00	
8130	Landscape Revitalization	\$3,000.00	\$4,543.00	\$0.00	\$20,000.00	Foxtail Palms
8150	Rain Gutter Cleaning	\$5,000.00	\$7,500.00	\$7,200.00	\$7,000.00	
8160	Tree Trimming	\$80,000.00	\$30,000.00	\$39,406.00	\$30,000.00	

8170	Mangrove Trimming	\$0.00	\$0.00	\$1,400.00	\$1,600.00	
8190	Pool Maint Contract	\$0.00	\$9,564.00	\$9,229.00	\$11,300.00	
8200	Pool Repairs, Parts & Supplies	\$30,000.00	\$15,000.00	\$36,640.00	\$20,000.00	
8220	Clubhouse/Tennis Court	n/a	\$0.00	\$5,750.00	\$100,000.00	changed to Tennis Court Revision
8250	Code/Parking Enforcement	\$46,625.00	\$46,625.00	\$29,525.00	\$42,000.00	
9505	Building Painting (from Savings)	\$72,720.00	\$0.00	\$51,980.00	\$0.00	
9520	Internet Expense	\$0.00	\$0.00	\$14,912.00	\$18,000.00	changed to Internet and Camera Parts
	Total Grounds Expense	\$367,745.00	\$283,232.00		\$377,600.00	
	Savings Transfers		Per Year		Per Year	
	2018 Savings Transfers		\$109,498.00		\$150,000.00	
	Total Expenses		\$806,730.00		\$901,100.00	
	Per Unit annual assessment is \$2520		Per Unit quarterly assessment is \$630			

Notes for FDIC Insurance, may need to open Boatyard and Capital Savings accounts

Boat Storage Budget 2018

Account	Description	2016	2017	as of 9-30-17	2018
	Income				
6090	Boat Storage Fees	\$6,080.00	\$6,200.00	\$6,400.00	\$6,400.00
6095	Transponder Fees	n/a	\$250.00	\$250.00	\$375.00
	Total Income				\$6,775.00
	Expenses				
9015	Electricity --Boat Area	n/a	\$3,000.00	\$2,188.00	\$3,000.00
9025	Water--Boat Area	n/a	n/a	n/a	\$600.00
	Total Utilities				\$3,600.00
	Boat Storage Savings Fund	Useful Life	Total Cost	Per Month	Per Year
	Parking Area Resurfacing	14	\$30,000.00	\$179.00	\$2,148.00
	Fence Upkeep/Replacement	6	\$10,000.00	\$139.00	\$1,667.00
	Total Expenses				\$3,815.00
	Total Expenses				\$7,415.00
	Boat Storage Savings Fund		2017		2018
			\$40,000.00		\$43,815.00