

STRATHMORE RIVERSIDE VILLAS  
 2021 Approved EXPENSES AND APPROVED BUDGET  
 Approved BUDGET FOR THE PERIOD  
 January 1, 2022 to December 31, 2022

REVENUES		2021	2021	2022
		APPROVED BUDGET	Est. Jan - June Revenue & Exp.	PROPOSED BUDGET
5010	Assessments	1,367,608	645,122	1,453,744
3500	Reserves	174,788	174,788	246,804
5030	Sales & Lease	4,000	4,000	4,000
5035	Advertising Income	4,800	4,800	3,800
5040	Other	2,500	2,500	4,500
5050	Interest	500	500	500
5060	Marina Slip Fee	7,300	7,300	37,200
5073	Creekhouse Income	15,840	15,840	17,424
5080	Prior Yr Carryover	-	-	-
Total Revenue		1,577,336	854,850	1,767,972

**EXPENSES**

**GROUPS**

7110	Grounds Contract	162,600	81,300	167,580
7115	Lawn & Grounds Supplies	5,000	3,515	7,000
7130	Mulch/Ground Cover	20,000	-	12,500
7135	Plants/Shrubs/Trees	8,000	262	4,000
7137	Sod Replacement	2,000	462	4,000
7140	Tree Trimming / Removal	15,000	1,645	15,000
7150	Irrigation System Maintenance	27,000	1,600	14,300
Total Grounds		239,600	88,785	224,380

**BUILDING MAINTENANCE**

7210	General Maintenance	15,000	11,742	27,000
7220	Termite Control	3,000	1,176	2,400
7230	Maint. Equipment	1,000	-	1,000
7250	Creekhouse Expense	1,000	-	1,000
7280	A/C Servc/Maintenance	1,000	177	600
7285	Creek Maintenance	-	-	10,000
7310	Pool Contract/Repairs/Supplies	6,000	2,577	5,000
Total Bldg Maintenance		27,000	15,672	47,000

REC F	Rec Utilities	12,000	5,387	12,000
7410	Pest Control	1,400	372	800
7420	Rec Facility Maint. & Supplies	5,000	3,269	6,500
7440	Exercise Equipment Lease	-	-	-
7445	Exercise Equipment Maintenance Agreement	520	-	500
7450	Total Rec Facilities	18,920	9,027	19,800

UTILI	Water	105,000	53,013	109,532
7510	Sewer	166,000	91,593	195,185
7515	Electric	6,500	3,239	6,800
7520	Maint. Shed Electric	500	159	400
7525	Cable TV	173,680	86,477	180,000
7530	Total Utilities	451,680	234,481	491,917

PAYR	Contract Services	\$50,091	21,593	\$64,800
7710	Contract Labor	\$43,600	17,374	\$46,760
7720	Contract Taxes/Insurance	\$ 21,385	11,827	25,659
7730	Total Payroll	115,076	50,795	\$137,219

<u>ADMII</u>	Insurance - Property / D&O / Umbrella / Liab. / et	423,733	209,478	472,440
7810	Insurance - Flood	21,318	10,659	21,699
7812	Legal/Professional	25,000	20,638	48,000
7820	Fees, Dues, License	3,000	1,554	1,000
7835	Income Tax	150	-	200
7840	Real Estate Tax	3,100	-	3,500
7845	News & Views Compilation	1,575	875	1,575
7850	Management Fee	33,396	16,848	20,038
7870	Telephone	7,000	3,232	7,000
7875	Office Supplies, Postage, etc.	13,500	5,834	14,000
7880	Bank Service Charges	200	303	400
7885	Bad Debt Expense	10,000	4,580	10,000
7890	Contingency	1,000	-	1,000
7895	Total Administration	542,972	274,002	600,852

<u>TRAN</u>	Transfer Marina/Docks	7,300	7,300	-
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7935				
<u>RESE</u>	Reserves - Schedule B	174,788	174,788	246,804

<b>1,577,336</b>	<b>854,850</b>	<b>1,767,972</b>
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**TOTAL EXPENSES**

<i>ANTICIPATED SURPLUS/(DEFICIT)</i>	-	-	-
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	2021	2022
<u>UNIT A:</u> MAINTENANCE	340	361
RESERVES	44	62
<b>TOTAL</b>	<b>384</b>	<b>423</b>

NUMBER OF UNITS 336  
MAINTENANCE & RESERVES PAID 12 TIMES PER YEAR

TOTAL NUMBER OF BOAT DOCKS 31  
NUMBER OF BOAT DOCKS RENTED 31

BOAT DOCK FEE (ANNUAL)	1,200	-
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**STRATHMORE RIVERSIDE VILLAS**  
**Approved BUDGET FOR THE PERIOD**  
**January 1, 2022 - December 31, 2022**

100%  
FUNDING

**DESIGNATED RESERVES**

GENERAL RESERVES	1	2	3	4	5	6	7	8	9	10
ACCT#   ASSET	ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED TRANSFERS 2021	ESTIMATED EXPENDITURES 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIREMENT
3610 Deck Resurfacing	20	13	24300	5765	1324			7089	17211	1324
3615 Pool Structural/Pump House Res	10	4	50000	7509	5498			13007	41993	10498
3620 Pool Heater/Equipment	15	14	47000	15111	4588		10501	9068	37932	2709
3625 Exercise equipment	10	6	10000	2847	2384			5231	4769	795
3630 Maint Equip/Building/Shed/Roof	30	1	5500	8153	490	-5797		2846	2654	2654
3635 Shuffleboard	30	22	7500	0	0			0	7500	341
3640 Fence/Surveillance System	35	31	151000	709	6220			6929	144071	4647
3650 Paving	15	5	580000	201189	30881			232070	347930	69586
3660 Painting	5	4	371534	45812	85968		32920	98860	272674	68168
3670 AC - Rec Bldg	10	6	28750	8268	4052			12320	16430	2738
3680 Clubhouse Roof	20	12	95200	24247	3170			27417	67783	5649
3690 Clubhouse Improvements	25	10	56200	403	3655	4845		8903	47297	4730
3695 Clubhouse Sauna/Restrooms	25	13	21000	0	0			0	21000	1615
3810 Creek House/Remodel/Furnishing/Roof	30	20	42250	173	6016			6189	36061	1803
3830 Seawall / Satellite Docks (Common Area)	20	16	377000	118201	10244		12000	116445	260555	16285
3840 Water Lines	10	6	150000	44672	8952	5797	626	58795	91205	15201
3845 Irrigation Repairs & Maintenance	20	18	80000	0	0			0	80000	4444
3860 Marina Docks	15	5	180,000	15,032	-	9,263	5,000	19,295	160,705	32,141
3865 Utility Carts	10	7	15000	3199	1475			4674	10326	1475
3890 Reserve Interest				1,324	2,000			3,324		
			<b>2,297,234</b>	<b>502,614</b>	<b>176,787</b>	<b>14,108</b>	<b>61,047</b>	<b>632,462</b>	<b>1,668,096</b>	<b>246,804</b>
<b>MARINA ONLY RESERVES</b>					<b>174,788</b>	<b>Without Interest</b>				<b>61.21</b>

Reserves are computed using the Straight-Line Method

- Marina Needs:
- Header replacement
  - Docks are "concaving"
  - A few pilings need replacement
  - \$5k-\$10k