

STRATHMORE RIVERSIDE VILLAS
2023 ESTIMATED EXPENSES AND APPROVED BUDGET
APPROVED BUDGET FOR THE PERIOD

January 1, 2024 to December 31, 2024

NEW GL ACCT #				2023		2024
				APPROVED BUDGET	ESTIMATED EXPENSES	APPROVED BUDGET
REVENUES						
4010-00	5010		Assessments	1,898,982	1,898,982	2,218,161
4010-00	3500		Reserves	279,254	279,254	282,590
4530-00	5030		Sales & Lease	4,000	-	4,000
4530-00	5035		Advertising Income	3,800	-	-
4530-00	5040		Kayak Income, Clubhouse Rental	35,900	-	3,800
4530-00	5050		Interest	500	-	50,000
4530-00	5060		Marina Slip Fee	39,804	-	41,664
4530-00	5073		Creekhouse Income	26,400	-	30,000
4530-00	5080		Prior Yr Carryover	25,000	-	50,000
			Total Revenue	2,313,640	2,178,236	2,680,215
EXPENSES						
GROUNDS						
5210-00	7110		Grounds Contract	178,824	-	184,189
5210-00	7115		Lawn & Grounds Supplies	5,500	-	4,700
5210-00	7130		Mulch/Ground Cover	12,500	-	16,500
5210-00	7135		Plants/Shrubs/Trees	4,000	-	4,800
5210-00	7137		Sod Replacement	10,000	-	12,500
5210-00	7140		Tree Trimming / Removal	22,000	-	40,000
5210-00	7150		Irrigation System Maintenance/Irrigation Contract	18,000	-	14,000
5210-00			Backflow Check	-	-	4,500
			Total Grounds	250,824	-	281,189
BUILDING MAINTENANCE						
5420-00	7210		General Maintenance	20,000	-	20,000
5620-00	7220		Termite Control	2,500	-	-
5420-00	7230		Maint. Equipment	750	-	1,000
5510-00	7250		Creekhouse Expense	1,000	-	2,000
5420-00	7280		A/C Servc/Maintenance	600	-	500
5420-00	7285		Creek Maintenance	1,500	-	1,500
5310-00	7310		Pool Contract/Repairs/Supplies	1,400	-	6,000
			Total Bldg Maintenance	27,750	-	31,000
REC FACILITIES						
5610-00	7410		Rec Utilities	14,000	-	15,680
5620-00	7420		Pest Control	900	-	3,328
5450-00	7440		Rec Facility Maint. & Supplies	6,500	-	6,500
5440-00	7450		Exercise Equipment Maintenance Agreement	800	-	800
			Total Rec Facilities	22,200	-	26,308
UTILITIES						
5710-00	7510		Water	109,500	-	125,705
5710-00	7515		Sewer	207,350	-	240,000
5010-00	7520		Electric	7,000	-	7,700
5010-00	7525		Maint. Shed Electric	400	-	440
7530-00	7530		Cable TV	183,300	-	190,632
			Total Utilities	507,550	-	564,477
PAYROLL						
6510-00	7710		Contract Services	\$69,748	-	\$60,000
6510-00	7720		Contract Labor	52,544	-	52,000
6510-00			Maintenance Benefits			9,240
6510-00	7730		Contract Taxes/Insurance	\$26,690	-	\$31,360
			Total Payroll	\$148,982	-	\$152,600
ADMINISTRATION						
6210-00	7810		Insurance - Property / D&O / Umbrella / Liab. / e	953,867	-	1,096,947
6210-00	7812		Insurance - Flood	27,500	-	82,272
6010-00	7820		Legal/Professional	35,000	-	30,000
6010-00	7825		Accounting Services	5,000	-	5,500
6410-00	7835		Fees, Dues, License	1,000	-	1,000
8130-00	7840		Income Tax	200	-	50,000
6410-00	7845		Real Estate Tax	5,500	-	5,500
6120-00	7850		News & Views Compilation	1,575	-	1,575
6310-00	7870		Management Fee	20,038	-	20,040
6310-00			RM Other Fees	-	-	14,000
5650-00	7875		Telephone	7,000	-	7,350
6410-00	7880		Office Supplies, Postage, etc.	14,000	-	16,000

6030-00	7885		Bank Service Charges	400	-	500
6020-00	7890		Bad Debt Expense	5,000	-	5,000
8150-00	7895		Contingency	1,000	-	1,000
6410-00			Background Check	-	-	3,000
6410-00			Directory	-	-	2,352
8160-00	7899		Reserves Transfer	279,254	-	282,605
			Total Administration	1,356,334	-	1,624,641

RESERVES

Reserves - Schedule B

279,254	279,254	282,590
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2,313,640	279,255	2,680,215
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TOTAL EXPENSES

ANTICIPATED SURPLUS/(DEFICIT)

-	1,898,981	-
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UNIT ASSESSMENT - MONTHLY

MAINTENANCE
RESERVES
TOTAL

2023	2024
471	551
70	71
541	622

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)	1,344	1,344
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STRATHMORE RIVERSIDE VILLAS
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2024 - December 31, 2024

DESIGNATED RESERVES 5%

100% BOARD
 FUNDING RECOMMENDED

		1	2	3	4	5	6	7	8	9	10	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2023	ASSESSMENTS COLLECTED 2023	ESTIMATED TRANSFERS 2023	ESTIMATED EXPENDITURES 2023	ESTIMATED BALANCE 12/31/2023	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIREMENT
GENERAL RESERVES												
ACCT#	ASSET											
3610	Deck Resurfacing	20	11	25515	8413	1425			9838	15677	1425	1541
3615	Pool Structural/Pump House Res	10	1	57750	23505	11415			34920	22830	22830	25718
3620	Pool Heater/Equipment	15	12	49350	4574	3444		2471	5548	43802	3650	3856
3625	Exercise equipment	10	4	10500	4721	1156		1712	4165	6335	1584	1715
3630	Maint Equip/Building/Shed/Roof	30	20	5775	5500	275			5775	0	0	289
3635	Shuffleboard	30	20	7875	341	359			700	7175	359	378
3640	Fence/Surveillance System	35	29	158550	0	4899			4899	153651	5298	5572
3650	Paving	15	6	609000	301656	76836			378492	230508	38418	84578
3660	Painting	5	1	74640	23728	86367			110096	-35456	-35456	38709
3670	AC - Rec Bldg	10	4	30188	15058	3026			18084	12103	3026	3403
3680	Clubhouse Roof	20	20	99960	33066	6081			39148	60812	3041	6385
3690	Clubhouse Improvements	25	15	59010	12333	5186			17519	41491	2766	5445
3695	Clubhouse Sauna/Restrooms	25	10	22050	1615	1703			3318	18732	1873	1983
3810	Creek House/Remodel/Furnishing/Roof	30	30	44363	429	1972			2400	41963	1399	1400
3830	Seawall / Satellite Docks (Common Area)	20	14	395850	135572	18110			153682	242168	17298	19016
3840	Water Lines	10	4	157500	67996	16701			84697	72803	18201	20170
3845	Irrigation System	20	16	84000	2189	4892		700	6381	77619	4851	5137
3860	Marina Docks	15	2	189,000	53,773	33,807			87,580	101,420	50,710	55,435
3865	Utility Carts	10	5	15750	5637	1600			7237	8513	1703	1860
3890	Reserve Interest				2,031	6,000			8,031			
				2,096,626	702,138	279,254	-	4,883	982,509	1,122,147	142,976	282,590
MARINA ONLY RESERVES												
											273,255	Without Interest
											35.46	70.09