

RIVER CLUB OF MARTIN COUNTY, INC.

2023 Approved Budget

Operating Expenses		2022	Monthly	2023	Monthly		
Administration		Approved Budget	Cost per unit	Proposed Budget	Cost per unit	Change	
505 Property Management		\$ 48,000		\$ -	\$ -	\$ (48,000.00)	-100%
510 Dock		\$9,240	\$ 770	\$ 8,600.00	\$ 3.81	\$ (640.00)	-7%
518 Appraisal		\$0		\$ 1,800.00	\$ 0.80	\$ 1,800.00	100%
515 Legal		\$7,000	\$ 583	\$3,500	\$ 1.55	\$ (3,500.00)	-50%
520 General Liability Ins.		\$242,210	\$ 20,184	\$364,500	\$ 161.57	\$ 122,290.00	50%
522 Flood Insurance		\$60,934	\$ 5,078	\$60,800	\$ 26.95	\$ (134.00)	0%
525 Audit		\$3,500	\$ 292	\$3,500	\$ 1.55	\$ -	0%
530 Lic/Taxes		\$900	\$ 75	\$400	\$ 0.18	\$ (500.00)	-56%
535 Fees Due Div		\$752	\$ 63	\$63	\$ 0.03	\$ (689.00)	-92%
540 Office Expense		\$5,000	\$ 417	\$5,000	\$ 2.22	\$ -	0%
550 Postage		\$300	\$ 25	\$300	\$ 0.13	\$ -	0%
555 Bank Admin. Chgs.		\$50	\$ 4	\$72	\$ 0.03	\$ 22.00	44%
		\$0	\$ -	\$0	\$ -	\$ -	
Total Administration		\$ 377,886	\$ 31,491	\$448,535	\$ 167.02	\$ 70,649.00	19%
Utilities							
605 Electric Building		\$6,400	\$ 533	\$6,800	\$ 3.01	\$ 400.00	6%
610 County Water		\$36,250	\$ 3,021	\$35,000	\$ 15.51	\$ (1,250.00)	-3%
615 Sewage		\$52,100	\$ 4,342	\$45,000	\$ 19.95	\$ (7,100.00)	-14%
620 Telephone t		\$2,370	\$ 198	\$564	\$ 0.25	\$ (1,806.00)	-76%
625 Internet / TV		\$165,060	\$ 13,755	\$199,196	\$ 88.30	\$ 34,135.56	21%
Total Utilities		\$262,180.00	\$ 21,848	\$286,560	\$ 127.02	\$ 24,379.56	9%
Buildings & Equipment							
650 Building Maintenance		\$ 30,000.00	\$ 2,500	\$28,000	\$ 12.41	\$ (2,000.00)	-7%
654 General maintenance		\$ -	\$ -	\$3,500	\$ 1.55	\$ 3,500.00	100%
660 Fire Protection		\$ 1,400.00	\$ 117	\$1,500	\$ 0.66	\$ 100.00	7%
682 concrete restoration		\$ 25,000.00	\$ 2,083	\$0	\$ -	\$ (25,000.00)	-100%
Total Buildings & Equipment		\$ 56,400.00	\$ 4,700	\$33,000	\$ 14.63	\$ (23,400.00)	-41%
Grounds							
705 Lawn Contract		\$43,500	\$ 3,625	\$49,968	\$ 22.15	\$ 6,468.00	15%
710 Landscape Repairs		\$8,600	\$ 717	\$10,000	\$ 4.43	\$ 1,400.00	16%
715 Mulch		\$9,000	\$ 750	\$9,000	\$ 3.99	\$ -	0%
720 Tree Trim		\$17,000	\$ 1,417	\$15,000	\$ 6.65	\$ (2,000.00)	-12%
725 Turf Supplies		\$14,600	\$ 1,217	\$16,000	\$ 7.09	\$ 1,400.00	10%
730 Irrigation Maintenance		\$3,000	\$ 250	\$3,000	\$ 1.33	\$ -	0%
735 Electrical Irrigation		\$3,300	\$ 275	\$3,500	\$ 1.55	\$ 200.00	6%
Total Grounds		\$ 99,000	\$ 8,250	\$106,468	\$ 47.19	\$ 7,468.00	8%
Pool & Recreation							
750 Pool Maintenance		\$10,000	\$ 833	\$11,000	\$ 4.88	\$ 1,000.00	10%
755 Rec Area Repairs		\$3,501	\$ 292	\$3,000	\$ 1.33	\$ (501.00)	-14%
760 Electrical Clubhouse		\$12,731	\$ 1,061	\$13,000	\$ 5.76	\$ 269.00	2%
Total Pool & Recreation		\$ 26,232	\$ 2,186	\$27,000	\$ 11.97	\$ 768.00	3%
Contracts							
785 Construction dump		\$ 4,774		\$6,000	\$ 2.66	\$ 1,226.00	26%
780 Trash Removal		\$27,053	\$ 2,254	\$30,000	\$ 13.30	\$ 2,947.00	11%
790 Pest Control		\$20,000	\$ 1,667	\$7,080	\$ 3.14	\$ (12,920.00)	-65%
Pest other		\$0		\$1,500	\$ 0.66	\$ 1,500.00	
792 cleaning service		\$ 5,835	\$ 486	\$9,000	\$ 3.99	\$ 3,165.00	54%
Total Contracts		\$ 57,662	\$ 23	\$53,580	\$ 23.75	\$ (4,082.00)	-7%
Payroll							
805 Salaries		\$44,100	\$ 3,675	\$64,480	\$ 28.58	\$ 20,380.00	46%
810 Employee Taxes		\$3,360	\$ 280	\$5,030	\$ 2.23	\$ 1,670.00	50%
815 Labor		\$500	\$ 42	\$13,000	\$ 5.76	\$ 12,500.00	2500%
820 Workmen's Comp		\$2,487	\$ 207	\$2,700	\$ 1.20	\$ 213.00	9%
Total Payroll		\$50,447	\$ 4,204	\$85,210	\$ 37.77	\$ 34,763.00	69%
		\$ -	\$ -	\$ -	\$ -	\$ -	
Total Operating		\$ 929,807	\$ 77,484	\$1,040,353	\$ 461.15	\$ 110,545.56	12%
Reserves							
		Funding					
305 Roof		\$ 110,567	\$ 9,214	\$ 78,757	\$ 34.91	\$ (31,810.00)	-29%
320 Roof Flats		\$ 17,123	\$ 1,427	\$ 9,340	\$ 4.14	\$ 9,328.80	54%
310 Painting		\$ 18,928	\$ 1,577	\$ 19,018	\$ 8.43	\$ 90.00	0%
315 Pavement		\$ 54,911	\$ 4,576	\$ 31,561	\$ 13.99	\$ (23,350.00)	-43%
325 Pool/Deck		\$ 5,302	\$ 442	\$ 14,281	\$ 6.33	\$ 8,979.00	169%
330 Shoreline		\$ 9,678	\$ 807	\$ 32,599	\$ 14.45	\$ 22,921.00	237%
335 General Def. Maint & Cap Equip.		\$ 10,851	\$ 904	\$ 1,015	\$ 6.12	\$ 2,956.00	27%
350 Pest control		\$ -	\$ -	\$ 10,017	\$ 4.44	\$ 10,017.00	100%
340 Irrigation/ Landscape		\$ 4,332	\$ 361	\$ 13,807	\$ 6.12	#REF!	#REF!
382 concrete restoration		\$ 27,794	\$ 12.32	\$ 21,409	\$ 9.49	\$ (6,385.00)	-23%
375 Exercise Equipment		\$ 744	\$ 0.33	\$ 180.00	\$ 0.08	\$ (564.00)	-76%
385 underground		\$ 8,934	\$ -	\$ 7,851.00	\$ 3.48	\$ (1,083.00)	-12%
Total Reserves		\$ 269,164	\$ 22,430	\$ 239,835	\$ 106.31	\$ (29,329.00)	-11%
Total Operating & Reserve		\$ 1,198,971	\$ 99,914	\$1,280,188			
		\$ -		\$ (300)			
Misc. Income		\$ (3,000)		\$ (3,000)			
Portion of budget to be funded by unit		\$ 1,195,971		\$1,276,888			
Monthly Per Unit Common Charge		\$ 530.13	\$ 530	\$ 566.00	\$ 566	\$ 36.00	6.79%