approved 12/12/20

River Club of Martin County, Inc

Approved Budget for the period Jan. 1, 2021 through Dec. 31, 2021

Operating Expenses	2020 Approved Budget	Monthly Fee per Unit	2021 Approved Budget	Monthly Fee per Unit	Percent Increase (Decrease)
Administration					
505 Property Managemnt	0	0	$ 48,000	$ 21.28	
510 Dock	$ 8,112	$ 3.60	$ 8,676	$ 3.85	6.95%
515 Legal	$ 1,000	$ 0.44	$ 7,000	$ 3.10	600.00%
518 Property Appraisal	$ 1,050	$ -	$ -	$ -	periodic
520 Property/General Insurance	$ 189,286	$ 83.90	$ 255,000	$ 113.03	34.72%
522 Flood Insurance	$ 66,000	$ 29.26	$ 30,000	$ 13.30	-54.55%
525 Audit	$ 3,500	$ 1.55	$ 3,500	$ 1.55	0.00%
530 Licenses	$ 400	$ 0.18	$ 400	$ 0.18	0.00%
535 Fees Due Division	$ 800	$ 0.35	$ 800	$ 0.35	0.00%
540 Office Expense	$ 4,000	$ 1.77	$ 5,000	$ 2.22	25.00%
550 Postage	$ 300	$ 0.13	**$ 300**	$ 0.13	0.00%
555 Bank Admin. Charges	$ 50	$ 0.02	**$ 50**	$ 0.02	0.00%
Total Administration	$ 274,498	$ 121.21	**$ 358,726**	**159.01**	
					4600
Utilities					
605 Electric Building	$ 6,200	$ 2.75	$ 6,200	$ 2.75	0.00%
610 County Water	$ 32,000	$ 14.18	$ 35,200	$ 15.60	10.00%
615 Sewage	$ 46,000	$ 20.39	**$ 50,600**	$ 22.43	10.00%
620 Office Telephone	$ 2,370	$ 1.05	**$ 2,370**	$ 1.05	0.00%
625 Cable/Internet	$ 157,013	$ 69.60	**$ 160,250**	$ 71.03	2.06%
Total Utilities	$ 243,583	$ 107.97	**$ 254,620**	**$ 112.86**	
Building & Equipment					
650 Building Maintenance	$ 30,000	$ 13.30	$ 30,000	$ 13.30	0.00%
660 Fire Protection	$ 1,350	$ 0.60	$ 1,400	$ 0.62	3.70%
682 Concrete Restoration	$ 31,000	$ 13.74	$ 15,000	$ 6.65	-51.61%
Total Building & Equipment	$ 62,350	$ 27.64	**$ 46,400**	**$ 20.57**	
Grounds					
705 Lawn Contract	$ 41,500	$ 18.40	$ 43,000	$ 19.06	3.61%
710 Landscape Repairs	$ 9,228	$ 4.09	$ 6,500	$ 2.88	-29.56%
715 Mulch	$ 10,500	$ 4.65	$ 9,000	$ 3.99	-14.29%
720 Tree Trim	$ 16,000	$ 7.09	$ 14,000	$ 6.21	-12.50%
725 Turf Supplies	$ 13,300	$ 5.90	$ 13,500	$ 5.98	1.50%
730 Irrigation Maintenance	$ 750	$ 0.33	$ 1,000	$ 0.44	33.33%
735 Electrical Irrigation	$ 3,000	$ 1.33	$ 3,000	$ 1.33	0.00%
Total Grounds	$ 94,278	$ 41.79	**$ 90,000**	**$ 39.89**	

Operating Expenses	2020 Approved Budget	Monthly Fee per Unit	2021 Approved Budget	Monthly Fee per Unit	Percent Increase (Decrease)
Pool & Recreation					
750 Pool Maintenace	$ 7,700	$ 3.41	$ 7,931	$ 3.52	3.00%
755 Rec Area Repairs	$ 3,300	$ 1.46	$ 3,399	$ 1.51	3.00%
760 Electrical Clubhouse	$ 12,000	$ 5.32	$ 12,360	$ 5.48	3.00%
Total Pool & Recreation	$ 23,000	$ 10.20	**$ 23,690**	**10.50**	
Services					
780 Trash Removal	$ 25,500	$ 11.30	$ 26,265	$ 11.64	3.00%
785 Construction Dumpster	$ 4,500	$ 1.99	$ 4,635	$ 2.05	3.00%
790 Termite/Pest Control	$ 11,000	$ 4.88	$ 11,330	$ 5.02	3.00%
792 Cleaning Services	$ 5,500	$ 2.44	$ 5,665	$ 2.51	3.00%
Total Services	$ 46,500	$ 20.61	**$ 47,895**	**$ 21.23**	
Payroll					
805 Salaries	$ 65,000	$ 28.81	$ 42,000	$ 18.62	-35.38%
810 Employee Taxes	$ 5,000	$ 2.22	$ 3,200	$ 1.42	-36.00%
815 Temp Labor	$ 2,000	$ 0.89	$ 2,060	$ 0.91	3.00%
820 Workmen's Comp	$ 2,300	$ 1.02	$ 2,369	$ 1.05	3.00%
Total Payroll	$ 74,300	$ 32.93	**$ 49,629**	$ 22.00	
Total Operating	$ 818,509	$ 362.81	**$ 870,960**	**$ 386.06**	6.41%
Reserves					
305 Roof - Shingles	$ 94,567	$ 41.92	$100,301.76	$ 44.46	6.06%
310 Painting	$ 17,524	$ 7.77	$ 18,160.80	$ 8.05	3.63%
315 Pavement	$ 11,963	$ 5.31	$ 12,611.04	$ 5.59	5.42%
320 Roof - Flats	$ 14,706	$ 6.52	$ 15,250.56	$ 6.76	3.70%
325 Pool/Deck	$ 4,681	$ 2.08	$ 4,963.20	$ 2.20	6.03%
330 Shoreline	$ 9,074	$ 4.03	$ 42,954.24	$ 19.04	373.38%
335 Gen. Def. Maint. & Cap. Equip.	$ 20,000	$ 8.87	$ 8,911.20	$ 3.95	-55.44%
340 Irrigation Pump/Valves	$ 2,138	$ 0.95	$ 2,504.16	$ 1.11	17.13%
350 Termite Treatment		$ -		$ -	discontinued
365 Hurricane Damage		0	$ -	$ -	
375 Exercise Equipment	$ 429	$ 0.19	$ 428.64	$ 0.19	-0.08%
382 Concrete Restoration	$ 35,000	$ 15.52	$ 35,013.12	$ 15.52	0.04%
385 Underground Repair	6710	$ 2.98	$ 6,948.48	$ 3.08	3.55%
Total Reserves	$ 216,792	$ 96.14	$248,047.20	**$ 109.95**	14.42%
Total Operating & Reserve	$ 1,035,301	$ 458.91	**$ 1,119,007**	**$ 496.01**	8.09%

	2020		2021	
Prior year rollover	$ 28,081		$ -	
Income Tax payable			-1000	
Operating misc. income	$ 3,000		$ 3,000	
Interest Income	$ 300		$ 300	
Amount to be funded by unit owners	$ 1,003,920		$ 1,116,707	
Monthly Per Unit Common Charge	$ 445		$ 495	11.24%