

RIVER CLUB REVIEW

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**The Official Newsletter of the River Club Board of Directors
December 2021**

Office Hours: Monday through Thursday: 9 a.m. to 2 p.m.

Welcome to the Holiday Season Don't forget to check in at the Office with Jamie upon arrival.

Office Reports:

John Mears, President:

- 1) Condo Documents:** Thanks to Jon Korda for his time & effort and the legal fees that River Club saved by creating a complete set of condo documents with exhibits, attachments and amendments within their perspective documents.

Please stop by the Office at your earliest convenience to pick up your copy of the Declaration, Articles of Incorporation and By-Laws or at the Annual Meeting, Saturday January 8th

A copy of the 2021 Edition of the Rules & Regulations is also available thanks to Nancy Keough and the Rules & Regulations Committee for their many hours of review and update for the 2021 edition.

- 2) Budget 2022:** On December 8, 2021, the monthly per unit Common Charge was approved for \$530. Attached is the approved Budget for 2022. Thank you to Jon Korda, Chair, and the Budget Committee which included Ed Kotch, Community Association Manager, for their research & input.

Nancy Keough, Vice President, thanked everyone for following the Rules & Regulations and being patient.

Thomas Edwards, Treasurer, reported Cash and Other Assets totaling \$814,600 and Reserves at \$723,000. Over \$40,000 was spent for roof and underground repairs; Concrete Restoration is over budget by \$19,700; Termite/Pest Control is over budget by \$10,000; and Legal is \$4,000 over budget. The General & Flood Insurance Accounts will be under budget by \$6,700 at year end; the General Maintenance Account will also be used to offset the accounts over budget.

If anyone is able to pay their Common Charge 3 to 6 months in advance to help with the Insurance payment due in March, it would be appreciated.

Kelly Schulz, Director, reported three bids have been submitted on the Shoreline Restoration that will go to the attorneys, once all questions have been answered. There will be a meeting on January 19th to discuss the Shoreline and to answer any questions.

Next Meeting Dates:

Members' Annual Meeting: January 8, 2022 9 a.m.

Proxy: Please sign and return this form if you are unsure you will be able to attend the Meeting in person.

Organizational Meeting: Immediately following the Members' Meeting.

Board of Directors Meeting: January 19, 2022 6:30 p.m.

Zoom Invitations will also be available on the Zoom Calendar on the owner's website: rcmcowners.org.

**Have a Merry Christmas and Happy New Year
Happy Holidays and Safe Travel**

Your Board of Directors

John Mears, Nancy Keough, Thomas Edwards, Loretta Gill, Kelly Schulz

River Club of Martin County, Inc

Approved Budget for the period Jan. 1, 2022 through Dec. 31, 2022

	2021		2022		Percent Increase (Decrease)
	Monthly	Fee	Monthly	Fee	
Operating Expenses	Approved Budget	per Unit	Approved Budget	per Unit	
Administration					
505 Property Management	\$ 48,000	\$ 21.28	\$ 48,000	\$ 21.28	0.00%
510 Deck	\$ 8,676	\$ 3.85	\$ 9,240	\$ 4.10	6.50%
515 Legal	\$ 7,000	\$ 3.10	\$ 7,000	\$ 3.10	0.00%
518 Property Appraisal	\$ -	\$ -	\$ -	\$ -	periodic
520 Property/General Insur	\$ 255,000	\$ 113.03	\$ 242,210	\$ 107.36	-5.02%
522 Flood Insurance	\$ 30,000	\$ 13.30	\$ 60,934	\$ 27.01	103.11%
525 Audit	\$ 3,500	\$ 1.55	\$ 3,500	\$ 1.55	0.00%
530 licenses/Taxes	\$ 1,400	\$ 0.18	\$ 900	\$ 0.40	-35.71%
535 Fees Due Division	\$ 800	\$ 0.35	\$ 752	\$ 0.33	-6.00%
540 Office Expense	\$ 5,000	\$ 2.22	\$ 5,000	\$ 2.22	0.00%
550 Postage	\$ 300	\$ 0.13	\$ 300	\$ 0.13	0.00%
555 Bank Admin. Charges	\$ 50	\$ 0.02	\$ 50	\$ 0.02	0.00%
Total Administration	\$ 359,726	\$ 137.73	\$ 377,886	\$ 167.50	
Utilities					
605 Electric Building	\$ 6,200	\$ 2.75	\$ 6,400	\$ 2.84	3.23%
610 County Water	\$ 35,200	\$ 15.60	\$ 35,250	\$ 16.07	2.98%
615 Sewage	\$ 50,600	\$ 22.43	\$ 52,100	\$ 23.09	2.96%
620 Office Telephone	\$ 2,370	\$ 1.05	\$ 2,370	\$ 1.05	0.00%
625 Cable/Internet	\$ 160,250	\$ 71.03	\$ 165,060	\$ 73.16	3.00%
Total Utilities	\$ 254,620	\$ 112.86	\$ 262,180	\$ 116.21	
Building & Equipment					
650 Building Maintenance	\$ 30,000	\$ 13.30	\$ 30,000	\$ 13.30	0.00%
660 Fire Protection	\$ 1,400	\$ 0.62	\$ 1,400	\$ 0.62	0.00%
682 Concrete Restoration	\$ 15,000	\$ 6.65	\$ 25,000	\$ 11.08	66.67%
Total Building & Equipment	\$ 46,400	\$ 20.57	\$ 56,400	\$ 25.00	
Grounds					
705 Lawn Contract	\$ 43,000	\$ 19.06	\$ 43,500	\$ 19.28	1.16%
710 Landscape Repairs	\$ 6,500	\$ 2.88	\$ 8,600	\$ 3.81	32.31%
715 Mulch	\$ 9,000	\$ 3.99	\$ 9,000	\$ 3.99	0.00%
720 Tree Trim	\$ 14,000	\$ 6.21	\$ 17,000	\$ 7.54	21.43%
725 Turf Supplies	\$ 13,500	\$ 5.98	\$ 14,600	\$ 6.47	8.15%
730 Irrigation Maintenance	\$ 1,000	\$ 0.44	\$ 3,000	\$ 1.33	200.00%
735 Electrical Irrigation	\$ 3,000	\$ 1.33	\$ 3,300	\$ 1.46	10.00%
Total Grounds	\$ 90,000	\$ 39.89	\$ 99,000	\$ 43.88	

	2021		2022		Percent Increase (Decrease)
	Monthly	Fee	Monthly	Fee	
Operating Expenses	Approved Budget	per Unit	Approved Budget	per Unit	
Pool & Recreation					
750 Pool Maintenance	\$ 7,931	\$ 3.52	\$ 10,000	\$ 4.43	26.09%
755 Rec Area Repairs	\$ 3,399	\$ 1.51	\$ 3,501	\$ 1.55	3.00%
760 Electrical Clubhouse	\$ 12,360	\$ 5.48	\$ 12,731	\$ 5.64	3.00%
Total Pool & Recreation	\$ 23,690	\$ 10.50	\$ 26,232	\$ 11.63	
Services					
780 Trash Removal	\$ 26,265	\$ 11.64	\$ 27,053	\$ 11.99	3.00%
785 Construction Dumpster	\$ 4,635	\$ 2.05	\$ 4,774	\$ 2.12	3.00%
790 Termite/Pest Control	\$ 11,330	\$ 5.02	\$ 20,000	\$ 8.87	76.52%
792 Cleaning Services	\$ 5,665	\$ 2.51	\$ 5,835	\$ 2.59	3.00%
Total Services	\$ 47,895	\$ 21.23	\$ 57,662	\$ 25.56	
Payroll					
805 Salaries	\$ 42,000	\$ 18.62	\$ 44,100	\$ 19.55	5.00%
810 Employee Taxes	\$ 3,200	\$ 1.42	\$ 3,360	\$ 1.49	5.00%
815 Temp Labor	\$ 2,060	\$ 0.91	\$ 500	\$ 0.22	-75.73%
820 Workmen's Comp	\$ 2,369	\$ 1.05	\$ 2,487	\$ 1.10	5.00%
Total Payroll	\$ 49,629	\$ 22.00	\$ 50,447	\$ 22.36	
Total Operating	\$ 871,960	\$ 386.51	\$ 929,807	\$ 412.15	6.63%
Reserves					
305 Roof - Shingles	\$ 100,302	\$ 44.46	\$ 110,567	\$ 49.01	10.23%
310 Painting	\$ 18,161	\$ 8.05	\$ 18,928	\$ 8.39	4.22%
315 Pavement	\$ 12,611	\$ 5.59	\$ 54,911	\$ 24.34	335.42%
320 Roof - Flats	\$ 15,251	\$ 6.76	\$ 17,123	\$ 7.59	12.28%
325 Pool/Deck	\$ 4,963	\$ 2.20	\$ 5,302	\$ 2.35	6.82%
330 Shoreline	\$ 42,954	\$ 19.04	\$ 9,678	\$ 4.29	-77.47%
335 Gen. Def. Maint. & Cap. Equip.	\$ 8,911	\$ 3.95	\$ 10,851	\$ 4.81	21.77%
340 Irrigation Pump/Valves	\$ 2,504	\$ 1.11	\$ 4,332	\$ 1.92	72.97%
350 Termite Treatment	\$ -	\$ -	\$ -	\$ -	discontinued
365 Hurricane Damage	\$ 0	\$ 0	\$ -	\$ -	
375 Exercise Equipment	\$ 429	\$ 0.19	\$ 744	\$ 0.33	73.68%
382 Concrete Restoration	\$ 35,013	\$ 15.52	\$ 27,794	\$ 12.32	-20.62%
385 Underground Repair	\$ 6948.48	\$ 3.08	\$ 8,934	\$ 3.96	28.57%
Total Reserves	\$ 248,047	\$ 109.95	\$ 269,163.36	\$ 119.31	8.51%
Total Operating & Reserve	\$ 1,120,007	\$ 496.46	\$ 1,198,971	\$ 531.46	7.05%

Operating misc. income	\$ 3,000	\$ 3,000
Interest Income	\$ 300	\$ 300
Amount to be funded by unit owners	\$ 1,116,707	\$ 1,195,671
Monthly Per Unit Common Charge	\$ 495	\$ 530
		7.07%