River Walk at Lewis River
Year: 2024

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Revenue														
3110 - Association Dues Income	1 - Operating	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	3,875.12	46,501.44
3210 - Association Reserves Income	2 - Reserves	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	2,873.40
TOTAL REVENUES		4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	49,374.84
EXPENSES														
Administrative Expenses														
4625 - Insurance	1 - Operating	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4630 - Legal Expenses	1 - Operating	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4632 - CPA/Audit	1 - Operating	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4635 - Reserve Study	1 - Operating	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	2,873.40
4636 - Miscellaneous	1 - Operating	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4710 - Office Supplies/Postage/Copies	1 - Operating	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
4750 - State Filing Fee	1 - Operating	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	20.04
Management Expenses														-
4550 - Management Fees	1 - Operating	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
4552 - Additional Fees	1 - Operating	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Utility Expenses														-
4850 - Water/Sewer	1 - Operating	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Landscape Expenses														-
4160 - Landscape Maintenance-Contract	1 - Operating	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4165 - Landscape Improvements	1 - Operating	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Maintenance Expense														-
4420 - General Repair/Maint	1 - Operating	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,004.00
4480 - Contingencies	1 - Operating	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,004.00
Reserves														
3210 - Association Reserves Income		239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	239.45	2,873.40
TOTAL EXPENSES		4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	4,114.57	49,374.84
NUMBER OF UNITS		32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
CHARGE PER UNIT		128.58	128.58	128.58	128.58	128.58	128.58	128.58	128.58	128.58	128.58	128.58	128.58	1,542.96

RESERVE CALCULATIONS		per unit	Total current cost	Future Cost	Useful Life	inflation calc	YEAR	MONTH
MAILBOX	32	150.00	4,800.00	7485.87	20.00	1.56	374.29	31.19
PARK BENCH	6	750.00	4,500.00	5482.50	10.00	1.22	548.25	45.69
PICNIC TABLE	2	1,200.00	2,400.00	2924.00	10.00	1.22	292.40	24.37
TRASH RECEPTACLES	3	600.00	1,800.00	2193.00	10.00	1.22	219.30	18.28
TREE WORK	1	1,000.00	1,000.00	1104.00	5.00	1.10	220.80	18.40
WALL PAINTING	1	5,000.00	5,000.00	6091.67	10.00	1.22	609.17	50.76
LIGHTING	1	5,000.00	5,000.00	6091.67	10.00	1.22	609.17	50.76
					TOTAL		2,873.38	239.45
					RESERVE PER UNIT		89.79	7.48

THE WORKING CAPITAL FEE REQUIRED TO JOIN THE ASSOCIATION IS $250.

THE MONTHLY FEE PER LOT IS: $ 128.58