

RIVERWALK HOA -	PROPOSED 2024 BUDGET	2023 BUDGET	ACTUALS 2023 - Jan to DEC	BUDGET for JAN-SEPT	Actual +/- to Budget	
OPERATING INCOME HOA						
ASSESSMENT INCOME	\$39,600	\$39,600	\$39,600	\$29,700	\$9,900	44 LOTS @ \$75/MONTH
LATE FEES	\$0	\$0	\$7	\$0	\$7	
INTEREST INCOME	\$0	\$0	\$6	\$1	\$5	
TOTAL INCOME HOA	\$39,600	\$39,600	\$39,613	\$29,701	\$9,912	
OPERATING EXPENSES HOA						
ACCOUNTING	\$840	\$840	\$1485	\$840	\$645	includes \$549 Quickbooks subscription
TAX PREPARATION	\$325	\$325	\$400	\$325	\$75	PAID to STICE - usually in AUGUST
LEGAL	\$2,500	\$5,000	\$3260	\$5,000	-\$1,740	
POSTAGE / OFFICE SUPPLIES	\$0	\$0	\$499	\$0	\$499	\$250 Rigid Prop Mgmt should be Entry Monument expense
AUDIT	\$500		\$0	\$0	\$0	Audit of financial records and documents
PERMITS / LICENSES			\$731			DocuSign subscription
PROPERTY TAXES	\$1600	\$1300	\$1246	\$1,300	-\$54	This is for Guest Cabin and all Open Space
UTILITIES	\$7,000	\$7,000	\$7,081	\$7,000	\$81	2022 - GCEA and City of Gunnison This is for Guest Cabin, Mail box building, watering pumps.
RIVERWALK WEBSITE	\$600	\$600	\$1,996	\$600	\$1,396	
TOTAL	\$13,365	\$15,065	\$16,698	\$15,065	\$1,633	
INSURANCE						
GENERAL LIABILITY	\$2,800	\$2,698	\$3,366	\$2,698	\$668	\$2,763.00 Due in October
TOTAL	\$2,800	\$2,698	\$3,366	\$2,698	\$668	
MAINTENANCE						
MAIL HOUSE	\$0	\$0	\$50	\$0	\$50	
ENTRY MONUMENT	\$125	\$500	\$445	\$125	\$320	
LANDSCAPING	\$500	\$1500	\$4691	\$1500	\$3191	
FENCING	\$0	\$0	\$0	\$0	\$0	
TRASH REMOVAL	\$0	\$0	\$0	\$0	\$0	
ROAD	\$5000	\$5000	\$8650	\$5000	\$3650	MAINTAINANCE REGRADE OCT SPALLONE \$7,677.50
TROUT PONDS	\$0	\$500	\$8275	\$0	\$8275	
SNOW REMOVAL	\$3000	\$3000	\$5500	\$3000	\$2500	
SIGNAGE	\$0	\$250	\$587	\$250	\$337	
TREE & WEED MAINTENANCE	\$1250	\$1250	\$1312	\$1250	\$62	
TRAIL MAINTENANCE	\$500	\$1000	\$0	\$1000	-\$1000	
MAINTENANCE - OTHER						
TOTAL	\$10,375	\$13,000	\$29,511	\$12,125	\$17,386	
MISCELLANEOUS EXPENSE	\$0	\$0	\$8	\$0	\$8	Bank Charges
TOTAL OPERATING EXPENSE HOA	\$26,540	\$30,763	\$49,583	\$29,888	\$19,695	
NET INCOME HOA	\$13,060	\$8,837	-\$9,970	-\$187	-\$9,783	
GUEST CABINS						
INCOME GUEST CABINS						
CABIN RENTAL	\$2,000	\$6,000	\$3,800	\$6000	-\$2200	90 nights @ \$100 first night / \$50 next nights
CLEANING	\$700	\$1,900	\$5,550	\$1900	\$3650	

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TOTAL INCOME GUEST CABINS	\$2,700	\$7,900	\$9,350	\$7900	\$1450	
OPERATING EXPENSES GUEST CABINS						
CABIN MANAGEMENT	\$1,200	\$1,200	\$1,200	\$0	\$1200	\$100/MONTH PAID TO TODAY REALTY
GUEST CABINS - SPECTRUM CABLE TV and INTERNET	\$2500	\$2500	\$4795	\$2500	\$2295	
GUESTHOUSE GENERAL	\$1500	\$3000	\$3277	\$3000	\$277	2022 - \$1,474.91 washer/dryer +\$105 hookup + \$609.82 new door locks + \$2,025 CLEANING 2022 Cleaning, Supplies& Maintenance Expesnse thru 10/31/22 - Cleaning \$2,550 Supplies \$ 128.89 General - \$2,238.50 2021 CLEANING, SUPPLIES & MAINTENANCE Expense thru 10/31 - Cleaining 2,575 Supplies 168 other 1,134
TOTAL OPERATING EXPENSES GUEST CABINS	\$5,200	\$6,700	\$9,272	\$5,500	\$3772	
NET INCOME GUEST CABINS	-\$2500	\$1200	\$78	\$2400	-\$2322	
SUMMARY						
TOTAL INCOME HOA	\$39,600	\$39,600	\$39,613	\$29,701	\$9912	
TOTAL OPERATING EXPENSE HOA	\$26,540	\$30,763	\$49,583	\$29,888	\$19,695	
NET INCOME HOA	\$13,060	\$8,837	-\$9,970	-\$187	-\$9,783	
TOTAL INCOME GUEST CABINS	\$2,700	\$7,900	\$9,350	\$7,900	\$1450	
TOTAL OPERATING EXPENSES GUEST CABINS	\$5,200	\$6,700	\$9,272	\$5,500	\$3772	
NET INCOME GUEST CABINS	-\$2,500	\$1,200	\$78	\$2,400	-\$2322	
SUMMARY TOTAL						
INCOME	\$42,300	\$47,500	\$48,963	\$37,601	\$11,362	
EXPENSES	\$31,740	\$37,463	\$58,855	\$35,388	\$23,467	
NET INCOME	\$10,560	\$10,037	-\$9,892	\$2,213	-\$12,105	
CAPITAL RESERVE	\$10,000	\$10,000	\$0	\$2,500	-\$2,500	
Southeast Path	\$7,500	\$7,500	\$0	\$0	\$0	
NET INCOME w/ CAPITAL RESERVE AMOUNT	\$560	\$37	-\$9,892	-\$287	-\$9605	