

Date: 11/23/2022

BUDGET SUBMISSION/COUPON REQUEST FORM

BUDGET SUBMISSION/COUPON REQUEST FORM	Budget Year: 2023
Please answer ALL questions, sign and send with documents specified	Budget Year:
below to budgets.boca@fsresidential.com.	
0. 0. 0. 1.	Number of Units: 115
Association Name: River Dance Association	— Number of original
1. Budget Ştátus:	
Budget approved and attached Proposed budget	t not approved yet
	ary coupons using prior year fees
Number of file	
	ar coupons per <i>proposed</i> budget or Waived Reserves)
2. Fees charged:	
Monthly	
Quarterly	
Other:	
3. Is the Association under developer control?	
Mo	
Yes	
Fully funded Deficit funded	
4. Is there a bulk owner?	
M No	
Yes	
Name of Bulk Owner	
Send one invoice for all unitsSend individ	dual coupon books
5. Late fee policy	
No change - (specify late fee/late date) on the 1	I _{th}
Change as follows:	-
6. Letter to be included with coupons	
Standard coupon cover letter Customized letter (Send in Word format)	
<u></u>	
Special Instructions:	
The following documents MUST be included when	
submitting this form:	of un.
Signed Approved Budget in pdf if applicable	Property Manager Signature
Budget in Excel	
Maintenance Fee Schedule in pdf	
Reserves Schedule in pdf Custom cover letter in Word if applicable	Regional Manager Signature
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River Dance Condominium Association, Inc.

Proposed Operating Budget

January 1, 2023 to December 31, 2023 115 Units





Account Name	2023 Proposed Monthly Budget	2023 Proposed Annual Budget	2022 Proposed Monthly Budget	2022 Proposed Annual Budget
Income:				
Owner's Maint. Fee Income	86,299	1,035,582	60,682	728,185
Special Assesment Fees		14 - February 1981		4
Reserve Fees	13,352	160,221		145,655
Total Maintenance Fees With Reserves	99,650	1,195,803		873,840
Guest Suite Income	2,417	29,000	2,083	25,000
Retail Income	1,476	17,713	944	11,323
Screening Fees	100	1,200 250 600 17	3,000	
Move In Administrative Fee	50		200	
Late Charge Income	E 1886 II TEIT .		50	
NSF Fees			1,195,803 72,820 29,000 2,083 17,713 944 1,200 250 600 17 - 4 - 12 1,150 167 - 20,159 5,750 417 200 58 106,605 - 1,378,180 77,250 94,064 7,116 106,778 7,867 91,231 7,601 27,648 1,705	140
Keys, Locks & Lock-Out Fees	96	17,713 944 1,200 250 600 17 - 4 - 12 1,150 167 - 20,159 479 5,750 417 200 58 106,605 - 1,378,180 77,250 94,064 7,116 106,778 7,867 91,231 7,601 27,648 1,705 319,722 24,289	2,000	
Misc. Income	S Wille History		÷	
Easement Income	1,680	20,159	1,200 250 600 17 - 4 - 12 1,150 167 - 20,159 479 5,750 417 200 58 106,605 - 378,180 77,250 94,064 7,116 106,778 7,867 91,231 7,601 27,648 1,705	5,750
Lake Care Management	479	- 4 - 12 1,150 167 	5,000	
Interest Income	17		700	
Prior Year Surplus/Insurance	8,884	106,605	-	
Total Income	114,848	7,839 94,064 7,116 8,898 106,778 7,867 7,603 91,231 7,601	77,250	927,003
Expenses:				
Payroll & Related Expense		479 5,750 417 17 200 58 8,884 106,605 - 114,848 1,378,180 77,250 7,839 94,064 7,116 8,898 106,778 7,867 7,603 91,231 7,601 2,304 27,648 1,705 26,643 319,722 24,289 6,083 73,000 4,633		
Management Salary Expenses			85,388	
Maintenance Staff			94,403	
Housekeeping Staff			91,217	
Medical Benefits				20,460
Total Labor	26,643	319,722	24,289	291,467
Utilities:	1987 M. Litter 18			
Electric				55,600
Water & Sewer	4,983	59,800	4,858	58,300
Gas Utilities	1,083	13,000	783	9,400
Trash Removal/Recycling	1,960	23,520	1,974	23,683
Telephone	833	10,000	833	10,000
Cable	4,167	50,000	3,726	44,710

River Dance Condominium Association, Inc.

Proposed Operating Budget

January 1, 2023 to December 31, 2023 115 Units





Account Name	2023 Proposed Monthly Budget	2023 Proposed Annual Budget	2022 Proposed Monthly Budget	2022 Proposed Annual Budget
Total Utilities	19,110	229,320	16,808	201,693
Management & Professional Fees				
Management Fees	2,000	24,000	2,000	24,000
Legal Expense	833	10,000	167	2,000
Accounting Expense	333	4,000	333	4,000
Other Professional	667	8,000	667	8,000
Total Management & Professional Fees	3,833	46,000	3,167	38,000
Contracts:				(4)
Landscaping	1,783	21,390	1,544	18,524
Live Plants Contract	254	3,046	215	2,581
Lakes/Canals/Preserves	120	1,440	120	1,440
Pool	400	4,800	343	4,114
Trash Compactor	451	5,408	385	4,622
Exterminating	300	3,600	200	2,400
Burglar Alarm Monitoring	27	321	27	321
Entry Monitoring	55	655	55	655
Elevator	1,291	15,496	1,135	13,620
Total Contracts	4,680	56,156	4,023	48,277
Administrative & General:				
Administrative & General	208	2,500	100	1,200
Annual Corporate Report	5	5 62 5 38 460 38 8 100 8 108 1,300 108 17 200 17 - 25		
Annual Condo.Assoc.Fees	38	5 62 5 38 460 38 8 100 8 108 1,300 108 17 200 17 - 25		
Bank Charges	8	100	8	100
Licenses, Taxes & Permits	108	1,300	7/2-385-27	1,300
Office Supplies	17	200		200
Uniforms				300
Postage	25			300
Computer Expense	167	2,000	167	2,000
Credit Services	50	600	96	1,150
Signs & Banners	8	100	8	100
Social Committee	42	500	42	500
Total Administrative Expenses	677	8,122	639	7,672

River Dance Condominium Association, Inc.

Proposed Operating Budget

January 1, 2023 to December 31, 2023 115 Units





Account Name	2023 Proposed Monthly Budget	2023 Proposed Annual Budget	2022 Proposed Monthly Budget	2022 Proposed Annual Budget
General Maint. & Repair Expenses				
Ground Maint. Supplies	417	5,000	292	3,500
Pool Supplies/R&M	625	7,500	333	4,000
HVAC Supplies	42	500	42	500
Light Bulb & Fixtures Supplies	375	4,500	233	2,800
Irrigation	83	1,000	25	300
Janitorial Supplies	458	5,500	458	5,500
R&M- Guest Suite	167	2,000	167	2,000
Golf Cart Maint.	42	500	42	500
Gym Equipment Repair	50	600	33	400
Pool Furniture Maint	58	700	33	400
R & M - Fire safety Maint.	833	10,000	583	7,000
R & M - Bldg Maint. & Repairs	833	10,000	358	4,300
Carpet Cleaning	433	5,200	375	4,500
R & M - Window Cleaning	667	8,000	625	7,500
Landscape Extras	250	3,000	250	3,000
R & M - Contingency	1,667	20,000	1,667	20,000
R & M - Pickleball court	25	300	83	1,000
Total General Maint. & Repair Expenses	7,025	84,300	5,600	67,200
Insurance:				
Property Insurance	30,645	367,735	10,587	127,039
Property Insurance - Contingency Fund	8,884	106,605		
Insurance Finance Charges	103	1,237		_
Insurance Doc Stamps	111	1,333		*
Total Insurance Expense	39,528	474,340	10,587	127,039
Total Expenses Without Reserves	101,497	1,217,959	65,112	781,348
Replacement Reserve:				
Replacement Reserve Transfer	13,352	160,221	12,138	145,655
Total Replacement Reserve	13,352	160,221	12,138	145,655

River Dance Condominium Association, Inc. Proposed Operating Budget January 1, 2023 to December 31, 2023 115 Units





Account Name	2023 Proposed Monthly Budget	2023 Proposed Annual Budget	2022 Proposed Monthly Budget	2022 Proposed Annual Budget
Prior Year Adjustment:				
Prior Year Adjustment				
Total Prior Year Adjustment	-		(m.)	
Total Expenses With Reserves	114,848	114,848 1,378,180 77,250		927,003
Excess Income Over Expenses				0

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Annual Contribution Ending Balance as of October 31, 2022	Projected Expenditures at 108% - for inflation		Regioning Balance	Others - Bank charges/service charges	Replacing Windows	Traffic Coating, Rec. Deck (2)	Traffic Coating, Rec. Deck (1)	Roofing, Pitched		Renovation, Restrooms (1st Floor)	Renovation Kitchen	Railings/Handrails	Pool & Spa Interiors	Pool & Spa Deck Fencing	Paint/Waterproof Bidg/Gar Ext	Paint Stairwells	HVAC Split Systems, Common (34 A/C Units)	Garage Membrane/crack areas	Furnishings/Finishes, Theatre	Furnishings/Finishes, Social Room	Furnishings/Finishes, Office	Furnishings/Finishes, Lobby	Furnishings/Finishes, Halls	Fumishings/Finishes Guest Suites	Furnishings/Finishes, Bus. Chir/Com.	Flooring Tile (Service Elev. Foyers)	Flooring, Tile (Halls/ Elev. Foyers)	Flooring, Tile (Amenity Hall)	Flooring, Carpet (Theatre)	Flooring, Carpet (Social Room)	Flooring Carpet (Office)	Flooring Carpet (Lobby)	Flooring Carpet (Hallways)	Flooring, Carpet (Bus, Ctr/Cont, Km)	Fitness Equipment		ation	Fencing/Lighting, Rec. Deck		Pumps/Equip.	Asphalt Overlay	115 Units	January 1, 2023 to December 31, 2023	Reserves Analysis	Kiver Dance Condominium Association, inc	Diana Pandaminium Accordation I
145,655	4 556	(27.224)	316 840	(61)					(12,579)									(5,625)																		(4,191)			(4.769)			2022	Firs		ic.	;
160,221	(418.211)	(387,232)	436 827		(110,000)										(2/0,000)	(1,232)	2000																									2023	FirstService		N.	
160,221	(43,200)	(40,000)	183,205															(40,000)																								2024	1			
160,221	(93,312)	(86,400)	302,057																	(20,080)	(2,000)	(5,000)	(59,320)																			2025	製造が	V 45		
160,221	(196,834)		371,987				(38,000)																	(12,958)						(6,702)	(1,922)	(2,001)	(120,671)									2026				
160,221 416,277	(86,427)		339,093						(54,375)																																(25,650)	2027				
160.221 515.205	4 163	(60,607)	416.277										(15.807)	(14 800)																					(20,000)	1000 000						2028				
160,221 453,777	(226,800)	(210,000)	515,205												(200,000)	1000 0001			(10,000)																							2029				
160,221 542,936	4.538		453,777												1.0.000)	(70 000)																										2030				
57.5	5,429		542,936														(104,000)	(494 000)							1,500	2,947			(3,5,0)	/S 076)				(5,889)	(3 499)					(13,290)	1000	2031				
160,221 621,478	5,377	T	537,715							(11,700)	(16,250)				(25,000)												(4,955)	(17 868)														2032				

160.221 746.873	6,215	(38,000	621,478		(38,000)			1000																				2033	
160,221 871,363		(43,200)											(40,000)															2034	2004
بـ 0			871,363																								(103,500)	2005	3000
160,221 740,223		(357,800)	1 1								(200,000)											(6,702)	(2.001)	(120 671)				2000	3500
160.221 98.616			740,223						(162,254)		(70,000)				(20,080)	(5,000)	(59.320)										(360,000) (70,633)	2001	2027
160.221			98,616							(14,800)							(12,958)								(30,000)	2000	(Section 1)		2038
160.221 340.199		(19.440)										(7,232)								(10,100)	(10 768)								2039
			340,199		(38,000)	/20 000																							2040
	4.6		462.78																										2041
124,975	6,276	(669, 151)	627.629 (619.584)			(245,024)	(E40 824)																			(69,760)			2042
92,458			124.975 (179.618)							(15 807)			(134,000)	(10,000)	20000			(1.500)	(2,947)			(5.976)		(2,002)	(3,499)				2043
210,403			92,458 (40,000)											(40,000)															2044
156,728	160 221	(216,000)	210,403 (200,000)									(200 000)																	2045
242,916	160 221	(75,600)	(70,000)									(70.000)																	2046
364,093	160 221	(41.472)	(38,400)										(10,500)				3	(1,650)	(750)				(10,500)	(15,000)					2047

River Dance Condominium Association, Inc. Maintenance Fee Schedule January 1, 2023 to December 31, 2023 115 Units





Unit Type	Quantity	Unit % Share	Total % Share	Unit Quaterly Fee Without Reserves	Unit Annual Quarterly Fee Without Fee Reserves With Reserves Reserves	Unit Unit Quarterly Annual Fee Fee With With Reserves Reserves	Unit Annual Fee With Reserves	Total Annual Without Reserves	Total Annual Fee With Reserves	HOA HOA Without With Reserves Reserves	HOA With Reserves
Jnit Type 1	115	Unit Type 1 115 0.008696 100.00%	100.00%	2,251	9,005	2,600	10,398		1,035,582 1,195,803 1,035,582 1,195,803	1,035,582	1,195,803
Totals	115		100.000%					1,035,582	1,035,582 1,195,803		