



COUPON REQUEST FORM

* Please answer ALL questions below.

Association Name: River Dance Condominium Number of Units: 115

1. Budget Status:

- Budget approved and attached
Budget not approved yet
Full reserves
Partial reserves
Waived reserves
Send temporary coupons with prior year fees
Send coupons per proposed attached budget
Other:

2. Fees charged:

- Monthly
Quarterly
Other:

3. Is the Association under developer control?

- No
Yes
Fully funded
Deficit funded

4. Is there a bulk owner?

- No
Yes
Mail individual coupons
Send one invoice for all units

5. Late fee policy

- No change - same as last year
Change as follows:

6. Letter to be included with coupons

- Standard letter
Customized letter (Word version attached)

Special Instructions:

The following documents MUST be included when submitting this form:

- Signed Approved Budget
Maintenance Fee Schedule
Reserves Schedule
Customized letter if applicable

Property Manager Signature
Regional Manager Signature

River Dance Condominium
 Association, Inc.
 Operating Budget
 January 1, 2020 to December 31,
 2020
 115 Units



2020 Proposed Monthly Budget	2020 Proposed Annual Budget	2019 Proposed Monthly Budget	2019 Proposed Annual Budget
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Income:

Owner's Maint. Fee Income	48,417	581,000	48,417	581,000
Reserve Transfer	9,083	109,000	9,083	109,000
Total Maintenance Fees With Reserves	\$57,500	\$690,000	\$57,500	\$690,000

Guest Suite Income	1,250	15,000	1,333	16,000
Retail Income	944	11,323	0	0
Screening Fees	183	2,200	267	3,200
Move In Administrative Fee	17	200	0	1,000
Late Charge Income	25	300	8	100
NSF Fees	13	160	13	160
Keys, Locks & Lock-Out Fees	125	1,500	125	1,500
Misc. Income	208	2,500	542	6,500
Easement Income	475	5,700	475	5,700
Lake Care Management	458	5,500	375	4,500
Interest Income	100	1,200	100	1,200
Prior Year Surplus	5,778	69,330	5,731	68,773
Total Income	\$67,076	\$804,912	\$66,553	\$798,633

Expenses:

Payroll & Related Expense

Management Salary Expenses	6,500	78,000	6,175	74,100
Maintenance Staff	7,399	88,789	7,454	89,444
Housekeeping Staff	6,564	78,764	6,753	81,039
Medical Benefits	2,105	25,258	1,913	22,962
Total Labor	\$22,568	\$270,811	\$22,295	\$267,544

Utilities:

Electric	5,217	62,600	5,000	60,000
Water & Sewer	4,583	55,000	4,333	52,000
Gas Utilities	583	7,000	583	7,000
Trash Removal/Recycling	2,083	25,000	1,827	21,925
Telephone	792	9,500	778	9,340
Cable	2,872	34,460	2,586	31,035
Total Utilities	\$16,130	\$193,560	\$15,108	\$181,300

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Management & Professional Fees

Management Fees	2,000	24,000	2,000	24,000
Legal Expense	83	1,000	83	1,000
Accounting Expense	333	4,000	333	4,000
Other Professional	0	0	0	0
Total Management & Professional Fees	\$2,417	\$29,000	\$2,417	\$29,000

Contracts:

Landscaping	1,542	18,500	1,520	18,240
Live Plants Contract	210	2,520	210	2,520
Lakes/Canals/Preserves	120	1,440	150	1,800
Pool	300	3,600	300	3,600
Trash Compactor	360	4,320	383	4,600
Exterminating	200	2,400	200	2,400
Burglar Alarm Monitoring	27	321	27	320
Entry Monitoring	55	655	55	655
Elevator	1,164	13,962	1,125	13,500
Total Contracts	\$3,976	\$47,718	\$3,970	\$47,635

Administrative & General:

Administrative & General	50	600	83	1,000
Annual Corporate Report	5	62	5	62
Annual Condo.Assoc.Fees	38	460	38	460
Bank Charges	10	120	10	120
Licenses, Taxes & Permits	83	1,000	50	600
Office Supplies	83	1,000	167	2,000
Employee Incentives & Parties	0	0	0	0
Uniforms	50	600	42	500
Postage	25	300	67	800
Computer Expense	83	1,000	133	1,600
Credit Services	83	1,000	30	360
Gasoline/Mileage Expense	8	100	8	100
Signs & Banners	10	120	10	120
Social Committee	83	1,000	0	0
Total Administrative Expenses	\$613	\$7,362	\$644	\$7,722

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General Maint. & Repair Expenses

Ground Maint. Supplies	175	2,100	250	3,000
Pool Supplies	367	4,400	417	5,000
HVAC Supplies	225	2,700	250	3,000
Light Bulb & Fixtures Supplies	100	1,200	42	500
Irrigation	100	1,200	208	2,500
Janitorial Supplies	370	4,435	458	5,500
R&M- Guest Suite	50	600	83	1,000
Golf Cart Maint.	8	100	8	100
Security Maint & Repairs	0	0	83	1,000
Gym Equipment Repair	42	500	42	500
Pool Furniture Maint	83	1,000	42	500
R & M - Fire safety Maint.	417	5,000	500	6,000
R & M - Bldg Maint. & Repairs	417	5,000	417	5,000
Carpet Cleaning	333	4,000	458	5,500
R & M - Window Cleaning	521	6,250	521	6,250
Landscape Extras	167	2,000	83	1,000
R & M - Contingency	417	5,000	500	6,000
R & M - Pickleball court	83	1,000	0	0
Total General Maint. & Repair Expenses	\$3,874	\$46,485	\$4,363	\$52,350

Insurance:

Property Insurance	8,415	100,976	8,673	104,082
Total Insurance Expense	\$8,415	\$100,976	\$8,673	\$104,082

Total Expenses Without Reserves	\$57,993	\$695,912	\$57,469	\$689,633
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Reserves	\$9,083	\$109,000	\$9,083	\$109,000
Reserves Interest	\$0	\$0	\$0	\$0

Total Expenses With Reserves	\$67,076	\$804,912	\$66,553	\$798,633
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River Dance Condominium Association, Inc.
Reserve Analysis
January 1, 2020 to December 31, 2020



	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asphalt Overlay												
Domestic Water Pumps/Equip.								(25,650)				
Elevator Modernization												(13,296)
Fencing/Lighting, Rec. Deck												
Fire Alarm System Modernization												
Fire Pump/ Equipment												
Fitness Equipment												
Flooring, Carpet (Bus. Ctr/Conf. Rm)									(30,000)			
Flooring, Carpet (Gym)												(3,499)
Flooring, Carpet (Hallways)												(5,889)
Flooring, Carpet (Lobby)							(120,671)					
Flooring, Carpet (Office)							(2,001)					
Flooring, Carpet (Social Room)							(1,922)					
Flooring, Carpet (Theatre)							(6,702)					
Flooring, Tile (Amenity Hall)												(5,976)
Flooring, Tile (Halls/ Elev. Foyers)												
Flooring, Tile (Service Elev. Foyers)												
Furnishings/Finishes, Bus. Cntr/Conf.												
Furnishings/Finishes, Fitness Rm												2,947
Furnishings/Finishes, Guest Suites												1,500
Furnishings/Finishes, Halls							(12,958)					
Furnishings/Finishes, Lobby						(59,320)						
Furnishings/Finishes, Office						(5,000)						
Furnishings/Finishes, Social Room						(2,000)						
Furnishings/Finishes, Theatre						(20,080)						
Garage Membrane										(10,000)		
HVAC Split Systems, Common					(40,000)							
Paint Stairwells												
Paint/Waterproof Bldg/Gar Ext.		(100,000)		(7,232)								(134,000)
Pool & Spa Deck Fencing									(100,000)			
Pool & Spa Interiors												
Putting Green Restoration									(14,800)			
Railings/Handrails									(15,807)			
Renovation, Kitchen												
Renovation, Restrooms (1st Floor)												
Roofing, Flat												
Roofing, Pitched								(54,375)				
Traffic Coating, Rec. Deck (1)												
Traffic Coating, Rec. Deck (2)							(38,000)					
2016 Building Renovations project:												
Paint												
Flooring: Carpet, tile												
Social Room: Design, furnishings, video, billiards etc												
Beginning Balance	52,600	162,652	174,905	287,403	394,919	471,817	503,853	440,677	478,465	436,427	544,156	664,039
Total Expenditures	0	(100,000)	0	(7,232)	(40,000)	(86,400)	(182,254)	(80,025)	(180,807)	(10,000)	0	(158,213)
Annual Interest at 2%	1,052	3,253	3,498	5,748	7,888	9,436	10,077	8,814	9,569	8,729	10,883	13,281
Annual Contribution	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000
Ending Balance	162,652	174,905	287,403	394,919	471,817	503,853	440,677	478,465	436,427	544,156	664,039	628,107

2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
(17,868) (4,955)			(103,500)		(360,000) (70,633)	(30,000)				(69,760)	(3,499) (5,889)				(15,000) (10,500)
				(120,671) (2,001) (1,922) (6,702)			(10,768)				(5,978)				
					(59,320) (5,000) (2,000) (20,080)	(12,958)					(2,947) (1,500)				(750) (1,650)
		(40,000)									(10,000)	(40,000)			
(25,000)			(100,000)				(7,232)			(100,000)	(134,000)				(10,500)
(16,250) (11,700)					(162,254)	(14,800)					(15,807)				
	(38,000)							(38,000)		(549,824)					
628,107 (75,773)	673,896 (38,000)	758,374 (40,000)	842,541 (203,500)	764,892 (131,296)	757,894 (679,287)	202,765 (57,758)	258,062 (18,000)	354,223 (38,000)	432,308 0	549,954 (719,584)	(49,631) (179,618)	(121,241) (40,000)	(54,666) 0	53,240 0	163,305 (38,400)
12,562	13,478	15,167	16,851	15,298	15,158	4,055	5,161	7,084	8,646	10,999	(993)	(2,425)	(1,093)	1,065	3,266
109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000
673,896	758,374	842,541	764,892	757,894	202,765	258,062	354,223	432,308	549,954	(49,631)	(121,241)	(54,666)	53,240	163,305	237,171

River Dance Condominium Association, Inc.

January 1, 2020 to December 31, 2020
Maintenance Fee Schedule



General Common Element

Unit Type	Quantity	Unit % Share	Total % Share	Unit Quarterly Fee W/O Reserves	Unit Annual Fee W/O Reserves	Unit Quarterly Fee With Reserves	Unit Annual Fee With Reserves	Total Annual W/O Reserves	Total Annual Fee With Reserves
Unit Type 1	115	0.008696	100.00%	1,263	5,052	1,500	6,000	581,000	690,000
Totals	<u>115</u>		<u>100.000%</u>					<u>581,000</u>	<u>690,000</u>