

ADOPTED OPERATING BUDGET - 2010

River Bend Condominium Association of Brevard, Inc.

BEGINNING JANUARY 1, 2010 - ENDING DECEMBER 31, 2010

Account No.	2010 Budget	Category Summary
ASSOCIATION EXPENSES		
Administration and Management		10,890
Management Fee	9,000	
Management Admin Fees	700	
Bank Fees	150	
Office Supplies	500	
Web Site	540	
Building Maintenance		25,560
Maintenance Projects	6,000	
Maintenance Repairs	19,560	
Grounds Maintenance		8,620
Irrigation Repairs & Maint	600	
Landscaping Contract	7,020	
Landscaping Non-Contract	1,000	
Cleaning and Repair		32,278
Cleaning & Maintenance Contract	18,000	
Roof Maintenance	5,000	
Elevator Repairs	600	
Elevator Service	6,035	
Exterminating	2,643	
Insurance		39,484
Insurance Policies	39,484	
Insurance Interest Paid	0	
Contingency	8000	8,000
Pool and Spa		11,135
Pool and Spa Service	6,135	
Pool and Spa Repairs	5,000	
Professional Services		14,750
Accounting	2,400	
Engineering Study	5,000	
Attorney/Legal	4,000	
Fire System Monitoring & Test	1,900	
Fire System Repairs	1,200	
Income Taxes	250	
Taxes/Fees		2,273
Corp Fees/Taxes	65	
Fees, Permits & Inspections	2,000	
Fees to the Division	208	
Utilities		74,360
Cable TV	22,000	
Diesel	500	
Electricity	21,000	
Gas	1,200	
Sewer	8,600	
Phone	2,400	
Waste Management	1,660	
Water	17,000	
Special Assessment (SA)	38,055	38,055
Committees		500
Social	500	
TOTAL EXPENSES:	265,905	265,905
RESERVE ACCOUNTS		
TOTAL RESERVES:	37,350	37,350
TOTAL EXPENSES AND RESERVES:	303,255	
MONTHLY UNIT FEE (Excluding SA)	\$ 425	
Other (Required by F.S. 718)		
Rent of Recreational Facilities	0	
Taxes on Leased Facilities	0	

River Bend Condominium Association of Brevard, Inc.
Reserve Accounts - Partial Funding (2008 Level)- Pooling methodology

Current Year: 2009
Inflation Rate 2.5%
Interest Rate 3%
Cost / Unit / Month \$ 53.00

Year
2016 2021 2026
\$ 168 \$ 34,742 \$ 7,803

Special Assessment

	Present Value	Purch Year	Replace Year	Remaining Life	Future Value	2009	2010	2011	2012	2013	2014	2015	2016
Roof	R 590,451	2001	2021	12	794,091	75,000	-	-	-	-	-	-	-
Painting	D 189,113	2006	2016	7	224,795	-	-	-	-	-	-	-	224,795
Building Wash Down	D 15,759	2007	2009	0	15,759	15,759	-	16,557	-	17,395	-	18,276	-
Paving	D 7,893	2007	2012	3	8,499	-	-	-	8,499	-	-	-	-
Rejuvenating	R 56,375	2006	2016	7	67,012	-	-	-	-	-	-	-	67,012
Resurfacing	D 37,823	2001	2021	12	50,867	-	-	-	-	-	-	-	-
Pool and Spa	R 150,239	2001	2021	12	202,055	-	-	-	-	-	-	-	-
Fencing & Railing	D 56,375	2001	2021	12	75,818	-	-	-	-	-	-	-	-
Elevators	D 21,100	2001	2021	12	28,377	-	-	-	-	-	-	-	-
Fire Suppression Sys	D 562,084	2001	2021	12	755,941	-	-	-	-	-	-	-	-
Concrete Replacement	R 51,481	2001	2026	17	78,334	-	-	-	-	-	-	-	-
Seawall	D 45,000	2001	2025	16	66,803	-	-	-	-	-	-	-	-
Total Expenditure	D 1,783,693				2,368,351	90,759	-	16,557	8,499	17,395	-	18,276	291,807
Total Assessment						33,072	33,072	33,072	33,072	33,072	33,072	33,072	41,808
Interest on reserve bal						3,155	2,880	3,710	4,438	5,175	6,061	6,961	3,642
Beginning Balance						134,000	79,468	115,420	135,645	164,656	185,507	224,640	246,397
Year End Balance						79,468	115,420	135,645	164,656	185,507	224,640	246,397	40

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Roof	R -	-	-	-	794,091	-	-	-	-	-	-	-	-
Painting	D -	-	-	-	-	-	-	-	-	287,757	-	-	-
Building Wash Down	D 19,201	-	20,173	-	21,195	-	22,268	-	23,395	-	24,579	-	25,824
Paving	D -	-	-	-	-	-	-	-	-	-	-	-	-
Rejuvenating	D 9,616	-	-	-	-	10,880	-	-	-	-	-	-	-
Resurfacing	R -	-	-	-	-	-	-	-	-	85,781	-	-	-
Pool and Spa	D -	-	-	-	50,867	-	-	-	-	-	-	-	-
Fencing & Railing	R -	-	-	-	202,055	-	-	-	-	-	-	-	-
Elevators	D -	-	-	-	75,818	-	-	-	-	-	-	-	-
Fire Suppression Sys	D 40	4,360	38,059	52,293	87,430	35	22,561	34,204	68,798	12,880	26	8,647	42,474
Concrete Replacement	R -	-	-	-	755,941	-	-	-	-	-	-	-	-
Seawall	R -	-	-	-	-	-	-	-	-	78,334	-	-	-
Marina	D -	-	-	-	-	-	-	-	66,803	-	-	-	-
Total Expenditure	D 28,818	33,072	20,173	33,072	1,928,344	10,880	22,268	33,072	451,872	488,828	24,579	33,072	25,824
Total Assessment	33,072	33,072	33,072	33,072	1,839,656	33,072	33,072	33,072	33,072	33,072	33,072	33,072	33,072
Interest on reserve bal	65	627	1,335	2,065	1,293	334	839	1,522	1,207	191	128	755	1,363
Beginning Balance	40	4,360	38,059	52,293	87,430	35	22,561	34,204	68,798	12,880	26	8,647	42,474
Year End Balance	4,360	38,059	52,293	87,430	35	22,561	34,204	68,798	12,880	26	8,647	42,474	51,105