

River Bend Condominium Association of Brevard, Inc.

		2025 Operating Budget Version: Adopted	Partially Funded Reserves - 2025 Budget	Partial Fund Variance 2024-2025
		2024 Budget	Budget	
Association Income				
4110	Maintenance Fees	455,795	536,886	81,090
	Slip Fees	-	-	-
	Total Assessment & Fees	455,795	536,886	81,090
	Operating Common Surplus Contribution	-	-	-
	Slip Users Marina Tax Contribution	700	700	-
4502	Maintenance/Slip Late Fees	-	-	-
4503	Other Income	-	-	-
4510	Interest Marina	-	-	-
4505	Interest Operating	-	-	-
	Total Other Income & Common Surplus	700	700	-
	Total Income + Common Surplus	\$ 456,495	\$ 537,586	81,090
Association Expense				
6111	Management Fee	11,232	13,728	2,496
6114	Management Admin Fees	500	500	-
6116	Office Supplies	500	500	-
6115	Bank Fees	-	-	-
6118	Web Site	620	620	-
	Total Administration and Management	12,852	15,348	2,496
6155	Roof Repairs (AFU)	5,000	20,000	15,000
6141	Asset Preservation (Projects)	41,400	13,750	(27,650)
6144	Emergent Repairs	30,000	30,000	-
6143	Door replacement	-	-	-
	Total Building Maintenance	76,400	63,750	(12,650)
6072	Cleaning & Maintenance Contract (S&F Janitorial)	19,200	19,200	-
6074	Exterminating (Truly Nolan)	3,193	3,193	-
6073	Elevator Service (Mowry)	4,464	4,464	-
	Total Cleaning and Repair	26,857	26,857	-
	Total Contingency	6,000	6,000	-
6079	Irrigation Repairs & Maintenance (Conserv.)	2,000	2,000	-
6251	Tree & Sea Grape Trimming (Alpine)	5,050	7,060	2,010
6252	Landscaping Gardening Contract (Island Style)	10,800	10,800	-
6078	Landscaping Mowing Contract (Alpine)	10,800	11,040	240
6088	Lawn & Shrub Fertilizer Contract (GreenWing)	3,000	3,150	150
	Total Grounds Maintenance	28,650	34,050	5,400
6091	Total Insurance Policies	118,496	116,814	(1,682)
6361	Total Slip User Expenses	700	700	-
6303	Total Pool and Spa (Beach Pools)	6,000	6,300	300
6102	Accounting	500	4,000	3,500
6103	Attorney/Legal	3,000	3,000	-
	SIRS Update	-	3,000	3,000
6106	Fire System Monitoring & Test (ISS/MCConkey)	5,200	5,200	-
	Total Professional Services	8,700	15,200	6,500
6161	Corp Fees	61	61	(0)
6162	Fees to the Division	208	208	-
6163	Fees, Permits, Taxes & Inspections	1,500	1,500	-
	Total Taxes/Fees	1,769	1,769	(0)
6178	Telephone	2,100	2,205	105
6177	Waste Management	1,135	1,128	(7)
6172	Electricity	13,650	14,333	683
6175	Water	29,350	30,818	1,468
6176	Sewer	20,000	23,415	3,415
6171	Diesel	1,500	900	(600)
	Total Utilities	67,735	72,798	5,063
	Total Expense	354,159	\$359,586	5,426
	SIRS Reserve Funding		178,000	178,000
6401	Traditional Reserve Funding	102,336	-	(102,336)
	Transfers to Reserves	102,336	\$178,000	75,664
	Total Expense and Reserve Funding	\$ 456,495	\$ 537,586	\$ 81,090

Other (Req'd by FS 718)

Rent on Recreational Facilities	-	-
Taxes on Leased Facilities	-	-

Assumptions:

Maintenance Fee (Per unit per month)	\$730	\$860
Reserve Funding (Per unit per Month)	\$164	\$285