

**RIVERS II CONDOMINIUM ASSOC, INC
2025 PROPOSED BUDGET**

<u>Expenses</u>	<u>ESTIMATED YEAR END</u>	<u>2025 BUDGET</u>	<u>2025 MONTHLY</u>	<u>2025 PER QTR</u>	<u>2025 PER UNIT</u>
<u>Administrative</u>					
Taxes/Tax Prep	\$ 200.00	\$ 200.00			
Office Expense	\$ 250.36	\$ 500.00	16.67	50.00	8.33
Donation	\$ 225.00	\$ 225.00	41.67	125.00	20.83
Corporate Annual Report	\$ 61.25	\$ 62.00	18.75	56.25	9.38
State Fees & Reports	\$ 96.80	\$ 100.00	5.17	15.50	2.58
Beach Pkwy Assoc	\$ 110.00	\$ 110.00	8.33	25.00	4.17
Appraisal	\$ 375.00	\$ 375.00	9.17	27.50	4.58
Legal	\$ 1,000.00	\$ 1,000.00	31.25	93.75	15.63
Management Fee	\$ 9,000.00	\$ 9,000.00	83.33	250.00	41.67
Total Administrative	\$ 11,318.41	\$ 11,572.00	964.33	2,893.00	375.00
<u>Building</u>					
Building Repair & Maint	\$ 13,000.00	\$ 12,875.36	-	-	-
Elevator Maintenance	\$ 6,426.50	\$ 2,500.00	1,072.95	3,218.84	536.47
Elevator Telephone	\$ 712.18	\$ 741.24	208.33	625.00	104.17
Fire Inspection	\$ 366.67	\$ 400.00	61.77	185.31	30.89
Elevator License	\$ 75.00	\$ 75.00	33.33	100.00	16.67
Extinguisher Maint	\$ 725.58	\$ 75.00	6.25	18.75	3.13
Janitorial Services	\$ 8,307.00	\$ 800.00	66.67	200.00	33.33
Total Building Expense	\$ 29,612.93	\$ 25,891.60	708.33	2,125.00	354.17
<u>Grounds</u>					
Pump House Maint/Fire System	\$ 500.00	\$ 500.00	-	-	-
Pump House - Other	\$ 147.00	\$ -	41.67	125.00	20.83
Pest Control	\$ 166.67	\$ 500.00	41.67	125.00	20.83
Irrigation	\$ -	\$ -	-	-	-
Lawn Maintenance	\$ 12,100.00	\$ 12,000.00	1,000.00	3,000.00	500.00
Tree Trimming	\$ 700.00	\$ 1,000.00	83.33	250.00	41.67
Grounds Maintenance	\$ 571.67	\$ 1,200.00	100.00	300.00	50.00
Fertilizer & Weed Abatement	\$ -	\$ -	-	-	-
Total Grounds Expense	\$ 14,185.34	\$ 15,200.00	1,266.67	3,800.00	633.33
<u>Insurance</u>					
Insurance - Master & Flood	\$ 85,511.98	\$ 82,426.80	6,868.90	20,606.70	3,434.45
Total Insurance Expense	\$ 85,511.98	\$ 82,426.80	6,868.90	20,606.70	3,434.45
<u>Pool</u>					
Pool Maintenance	\$ 2,958.62	\$ 3,000.00	250.00	750.00	125.00
Pool Repair	\$ 1,603.35	\$ 1,500.00	125.00	375.00	62.50
Total Pool Expense	\$ 4,561.97	\$ 4,500.00	375.00	1,125.00	187.50
<u>Utilities</u>					
Water/Sewer	\$ 12,109.49	\$ 13,320.00	1,110.00	3,330.00	555.00
Electric	\$ 5,589.86	\$ 5,600.00	466.67	1,400.00	233.33
Trash Removal	\$ 2,843.52	\$ 3,000.00	250.00	750.00	125.00
Total Utilities Expense	\$ 20,542.87	\$ 21,920.00	1,826.67	5,480.00	913.33
Total Oper Expenses	\$ 165,733.49	\$ 161,510.40	\$ 13,459.20	\$ 40,377.60	\$ 6,729.60

	2024 HOA	Total HOA	MONTHLY	PER QTR
2025 Estimated Budget:		161,510.40	13,459.20	40,377.60
Reserve Funding:		48,000.00	4,000.00	12,000.00
Total Funding from fees	\$ 190,464	209,510.40	17,459.20	52,377.60
Maintenance Fees #201 thru #406:	\$ 7,936	\$ 8,729.60	\$ 727.47	2,182.40
Maintenance Fees #501 thru #504:	\$ 11,904	\$ 13,094.40	\$ 1,091.20	3,273.60
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