

**RIVENDALL COMMUNITY ASSOCIATION
ASSESSMENT CALCULATION
2026 BUDGET**

		2025 BUDGET	2026 BUDGET
INCOME			
40-4000-00	Maintenance Fees	592,100.00	627,200.00
40-4009-00	Laundry Income	-	-
40-4011-00	Late Fees	-	-
40-4017-00	Other Income	-	-
40-4020-00	Reserve Funding	75,300.92	76,907.22
40-4023-00	Interest Income - OP	-	-
40-4031-00	Application Fees	-	-
TOTAL INCOME:		667,400.92	704,107.22

TOTAL EXPENSES:	667,400.92	704,107.22
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	2025	2026
Cottages (84) (2)	602 \$	638.00 \$ 36.00
Non-Cottages (414) (2)	684 \$	721.00 \$ 37.00

Board Member Approval

Name & Title

Signature

RIVENDELL COMMUNITY ASSOCIATION 2026 OPERATING BUDGET

RIVENDELL COMMUNITY ASSOCIATION, INC.							
	Account	Description	2025 Budget	2025 Actual	2025 Remaining	2025 Projected	2026 Budget
Income Accounts							
REVENUE - OPERATING							
	40-4000-00	Maintenance Fee - Operating	\$592,100.00	\$394,785.12	\$148,024.97	\$542,810.09	\$627,200.00
	40-4011-00	Late Fees	\$0.00	\$709.16	\$0.00	\$709.16	\$0.00
	40-4013-00	Fines - Non Compliance	\$0.00	\$6,700.00	\$0.00	\$6,700.00	\$0.00
	40-4020-00	Maintenance Fees - Reserve	\$75,300.92	\$50,206.88	\$18,825.20	\$69,032.08	\$76,907.22
	40-4023-00	Interest Income	\$0.00	\$197.07	\$0.00	\$197.07	\$0.00
Income Accounts Total			\$667,400.92	\$452,598.23	\$166,850.17	\$619,448.40	\$704,107.22
Expense Accounts							
BUILDING EXPENSES							
	50-5010-00	Building Supplies	\$0.00	\$114.67	\$0.00	\$114.67	\$0.00
	50-5040-00	General Repairs	\$30,000.00	\$14,863.83	\$7,500.00	\$22,363.83	\$30,000.00
	50-5999-00	HURRICANE/STORM EXPENDITURES	\$0.00	\$2,400.00	\$0.00	\$2,400.00	\$0.00
GROUNDS EXPENSES							
	60-6040-00	Contracted Lawn Service	\$89,000.00	\$57,333.68	\$22,249.97	\$79,583.65	\$90,000.00
	60-6041-00	Landscape Maint. - Common Area	\$35,000.00	\$18,244.35	\$8,749.97	\$26,994.32	\$35,000.00
	60-6043-00	PRESERVE MOWING	\$10,000.00	\$0.00	\$2,500.03	\$2,500.03	\$15,000.00
	60-6045-00	Landscape Restoration	\$35,000.00	\$9,184.53	\$8,749.97	\$17,934.50	\$35,000.00
	60-6050-00	Grounds Improvements	\$0.00	\$5,356.25	\$0.00	\$5,356.25	\$6,000.00
	60-6057-00	Mulch/Rock	\$15,000.00	\$550.00	\$3,750.00	\$4,300.00	\$15,000.00
	60-6119-00	Irrigation - Ongoing Maintenance	\$22,000.00	\$13,800.51	\$5,500.03	\$19,300.54	\$25,000.00
	60-6240-00	Tree Trim & Removal	\$40,000.00	\$32,891.00	\$10,000.03	\$42,891.03	\$50,000.00
	60-6340-00	Lake & Waterway Maintenance	\$90,000.00	\$36,875.00	\$22,500.00	\$59,375.00	\$90,000.00
	60-6350-00	Wetlands Maintenance	\$75,000.00	\$44,267.50	\$18,750.00	\$63,017.50	\$75,000.00
POOL / COMMON AREA							
	70-7040-00	Contracted Pool/Spa Service	\$8,700.00	\$4,941.60	\$2,175.00	\$7,116.60	\$8,500.00
	70-7043-00	Pool Permit	\$400.00	\$400.00	\$100.03	\$500.03	\$400.00
	70-7050-00	Pool Supplies - Other	\$2,500.00	\$102.45	\$625.03	\$727.48	\$1,000.00
	70-7060-00	Pool House Cleaning	\$6,000.00	\$3,276.00	\$1,500.00	\$4,776.00	\$6,000.00
	70-7080-00	Pool Repair - Ongoing Maintenance	\$3,500.00	\$1,677.37	\$874.97	\$2,552.34	\$7,000.00
UTILITIES							
	75-7900-00	Electricity	\$6,000.00	\$5,895.10	\$1,500.00	\$7,395.10	\$6,500.00
	75-7904-00	ELECTRICTY: POOL	\$12,000.00	\$6,511.16	\$3,000.00	\$9,511.16	\$12,000.00
	75-7905-00	ELECTRICITY: IRRIGATION-PUMP	\$8,000.00	\$4,502.74	\$1,999.97	\$6,502.71	\$8,000.00
	75-7910-00	Water/Sewer/Trash	\$5,000.00	\$3,408.36	\$1,249.97	\$4,658.33	\$5,000.00
ADMINISTRATION							
	80-8020-00	Management Fees	\$32,000.00	\$20,565.23	\$7,999.97	\$28,565.20	\$34,000.00
	80-8040-00	Postage/Supplies/Faxes/Copies	\$6,000.00	\$2,184.32	\$1,500.00	\$3,684.32	\$5,000.00
	80-8080-00	Accounting/Auditing	\$6,000.00	\$6,175.00	\$1,500.00	\$7,675.00	\$7,500.00
	80-8088-00	WEBSITE MAINTENANCE	\$2,000.00	\$1,339.18	\$499.97	\$1,839.15	\$2,500.00
	80-8090-00	Social Events	\$2,000.00	\$356.92	\$499.97	\$856.89	\$2,000.00
	80-8100-00	Legal Services	\$15,000.00	\$5,414.37	\$3,750.00	\$9,164.37	\$15,000.00
	80-8120-00	Insurance - Property/Gen. Liability	\$28,000.00	\$11,694.32	\$7,000.03	\$18,694.35	\$20,000.00
	80-8121-00	Insurance - Directors & Officers	\$0.00	\$3,635.00	\$0.00	\$3,635.00	\$6,300.00
	80-8122-00	Insurance - Wind	\$0.00	\$2,809.56	\$0.00	\$2,809.56	\$4,500.00
	80-8123-00	Insurance - Pool	\$1,500.00	\$0.00	\$375.00	\$375.00	\$1,500.00
	80-8125-00	Insurance - Worker's Comp.	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
	80-8241-00	Taxes, Dues, Fees, & Permits	\$1,000.00	\$61.25	\$250.03	\$311.28	\$1,000.00
	80-8339-00	Bad Debt - Expense	\$2,000.00	\$0.00	\$499.97	\$499.97	\$2,000.00
	80-8341-00	Miscellaneous Operating	\$3,500.00	\$4,504.46	\$874.97	\$5,379.43	\$5,000.00
	80-8500-00	Transfer to Reserves	\$75,300.92	\$75,300.92	\$18,825.20	\$94,126.12	\$76,907.22
Expense Accounts Total			\$667,400.92	\$400,636.63	\$166,850.08	\$567,486.71	\$704,107.22

RIVENDELL COMMUNITY ASSOCIATION 2026 OPERATING BUDGET

RIVENDELL COMMUNITY ASSOCIATION, INC.

	Account	Description	2025 Budget	2025 Actual	2025 Remaining	2025 Projected	2026 Budget
Income Accounts							
REVENUE - OPERATING							
	40-4000-00	Maintenance Fee - Operating	\$592,100.00	\$394,785.12	\$148,024.97	\$542,810.09	\$627,200.00
	40-4011-00	Late Fees	\$0.00	\$709.16	\$0.00	\$709.16	\$0.00
	40-4013-00	Fines - Non Compliance	\$0.00	\$6,700.00	\$0.00	\$6,700.00	\$0.00
	40-4020-00	Maintenance Fees - Reserve	\$75,300.92	\$50,206.88	\$18,825.20	\$69,032.08	\$76,907.22
	40-4023-00	Interest Income	\$0.00	\$197.07	\$0.00	\$197.07	\$0.00
Income Accounts Total			\$667,400.92	\$452,598.23	\$166,850.17	\$619,448.40	\$704,107.22

EXPENSES - SHARED BY ALL UNITS

GENERAL MAINTENANCE:

	50-5040-00	General Repairs	\$30,000.00	\$14,863.83	\$7,500.00	\$22,363.83	\$30,000.00
Total:			\$30,000.00			\$22,363.83	\$30,000.00

GROUNDS MAINTENANCE:

	60-6040-00	Contracted Lawn Service	\$89,000.00	\$57,333.68	\$22,249.97	\$79,583.65	\$90,000.00
	60-6041-00	Landscape Maint. - Common Area	\$35,000.00	\$18,244.35	\$8,749.97	\$26,994.32	\$35,000.00
	60-6043-00	PRESERVE MOWING	\$10,000.00	\$0.00	\$2,500.03	\$2,500.03	\$15,000.00
	60-6045-00	Landscape Restoration	\$35,000.00	\$9,184.53	\$8,749.97	\$17,934.50	\$35,000.00
	60-6050-00	Grounds Improvements	\$0.00	\$5,356.25	\$0.00	\$5,356.25	\$6,000.00
	60-6057-00	Mulch/Rock	\$15,000.00	\$550.00	\$3,750.00	\$4,300.00	\$15,000.00
	60-6119-00	Irrigation - Ongoing Maintenance	\$22,000.00	\$13,800.51	\$5,500.03	\$19,300.54	\$25,000.00
	60-6240-00	Tree Trim & Removal	\$40,000.00	\$32,891.00	\$10,000.03	\$42,891.03	\$50,000.00
	60-6340-00	Lake & Waterway Maintenance	\$90,000.00	\$36,875.00	\$22,500.00	\$59,375.00	\$90,000.00
	60-6350-00	Wetlands Maintenance	\$75,000.00	\$44,267.50	\$18,750.00	\$63,017.50	\$75,000.00
Total:			\$411,000.00				\$436,000.00

UTILITIES:

	75-7900-00	Electricity	\$6,000.00	\$5,895.10	\$1,500.00	\$7,395.10	\$6,500.00
			\$6,000.00				\$6,500.00

ADMINISTRATION/MGMT:

	80-8020-00	Management Fees	\$32,000.00	\$20,565.23	\$7,999.97	\$28,565.20	\$34,000.00
	80-8040-00	Postage/Supplies/Faxes/Copies	\$6,000.00	\$2,184.32	\$1,500.00	\$3,684.32	\$5,000.00
	80-8080-00	Accounting/Auditing	\$6,000.00	\$6,175.00	\$1,500.00	\$7,675.00	\$7,500.00
	80-8088-00	WEBSITE MAINTENANCE	\$2,000.00	\$1,339.18	\$499.97	\$1,839.15	\$2,500.00
	80-8090-00	Social Events	\$2,000.00	\$356.92	\$499.97	\$856.89	\$2,000.00
	80-8100-00	Legal Services	\$15,000.00	\$5,414.37	\$3,750.00	\$9,164.37	\$15,000.00
	80-8120-00	Insurance - Property/Gen. Liability	\$28,000.00	\$11,694.32	\$7,000.03	\$18,694.35	\$20,000.00
	80-8121-00	Insurance - Directors & Officers	\$0.00	\$3,635.00	\$0.00	\$3,635.00	\$6,300.00
	80-8122-00	Insurance - Wind	\$0.00	\$2,809.56	\$0.00	\$2,809.56	\$4,500.00
	80-8125-00	Insurance - Worker's Comp.	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
	80-8241-00	Taxes, Dues, Fees, & Permits	\$1,000.00	\$61.25	\$250.03	\$311.28	\$1,000.00
	80-8339-00	Bad Debt - Expense	\$2,000.00	\$0.00	\$499.97	\$499.97	\$2,000.00
	80-8341-00	Miscellaneous Operating	\$3,500.00	\$4,504.46	\$874.97	\$5,379.43	\$5,000.00
	80-8500-00	Transfer to Reserves	\$75,300.92	\$75,300.92	\$18,825.20	\$94,126.12	\$76,907.22

RIVENDELL COMMUNITY ASSOCIATION 2026 OPERATING BUDGET

\$172,800.92	\$182,207.22
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TOTAL SHARED EXPENSES:	\$619,800.92	0.00	0.00	22,363.83	\$654,707.22
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EXPENSES - UNIT 2 - 5

MAINTENANCE EXPENSES ONLY:

80-8123-00	Insurance - Pool	\$1,500.00	\$0.00	\$375.00	\$375.00	\$1,500.00
75-7904-00	ELECTRICITY: POOL	\$12,000.00	\$6,511.16	\$3,000.00	\$9,511.16	\$12,000.00
70-7040-00	Contracted Pool/Spa Service	\$8,700.00	\$4,941.60	\$2,175.00	\$7,116.60	\$8,500.00
70-7043-00	Pool Permit	\$400.00	\$400.00	\$100.03	\$500.03	\$400.00
70-7050-00	Pool Supplies - Other	\$2,500.00	\$102.45	\$625.03	\$727.48	\$1,000.00
70-7060-00	Pool House Cleaning	\$6,000.00	\$3,276.00	\$1,500.00	\$4,776.00	\$6,000.00
70-7080-00	Pool Repair - Ongoing Maintenance	\$3,500.00	\$1,677.37	\$874.97	\$2,552.34	\$7,000.00
75-7905-00	ELECTRICITY: IRRIGATION-PUMP	\$8,000.00	\$4,502.74	\$1,999.97	\$6,502.71	\$8,000.00
75-7910-00	Water/Sewer/Trash	\$5,000.00	\$3,408.36	\$1,249.97	\$4,658.33	\$5,000.00
Total:		\$47,600.00				\$49,400.00

TOTAL EXPENSES - ALL:	667,400.92	704,107.22
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**RIVENDELL COMMUNITY ASSOCIATION
2026 PROPOSED SCHEDULE**

	USEFUL LIFE	EST. LIFE REMAIN	EST. COST REPLACE	ESTIMATED RESERVE 12/31/2024	2025 RESERVE FUNDING	2025 INTEREST	2025 TRANSFERS	2025 RESERVE EXPENDITURES	ESTIMATED RESERVE 12/31/2025	BALANCE TO FUND	COST PER YEAR TO FULLY FUND
GENERAL RESERVES 498 UNITS											
30-1045-00	IRRIGATION PUMP & WELLS	15	11	40,000.00	11,475.50	2,377.04	-	-	13,852.54	26,147.46	2,377.04
30-1046-00	LAKE SYSTEMS (INCLUDES DREDGING)	50	24	840,500.00	129,928.25	28,422.90	-	-	158,351.15	682,148.85	28,422.87
30-1047-00	LANDSCAPE PLANT REPLACEMENT	15	11	38,000.00	15,970.71	1,835.77	-	-	17,806.48	20,193.52	1,835.77
30-1054-00	STREET LIGHTS	35	20	80,000.00	49,461.36	1,153.87	-	(16,868.25)	33,746.98	46,253.02	2,312.65
30-1071-00	GAZEBO RESERVES	35	34	60,000.00	12,168.54	545.81	-	(14,721.39)	(2,007.04)	62,007.04	1,823.74
30-1073-00	POND/STORMWATER MANAGEMENT	20	17	200,000.00	10,526.32	10,526.32	-	-	21,052.64	178,947.36	10,526.32
30-1101-00	WALLS, FENCES, & SIGNS	20	16	53,000.00	6,445.77	2,738.48	-	-	9,184.25	43,815.75	2,738.48
30-1118-00	PLAYGROUND EQUIPMENT	20	11	53,000.00	26,346.08	2,164.28	-	-	28,510.36	24,489.64	2,226.33
30-1123-00	P. VIEW TRAIL	25	12	28,700.00	3,985.99	1,901.08	-	-	5,887.07	22,812.93	1,901.08
30-1198-00	UNALLOCATED INTEREST			8,195.11	-	6,506.99	-	-	14,702.10		
	TOTAL GENERAL RESERVES ALL UNITS			1,393,200.00	274,503.53	51,665.55	6,506.99	(31,589.64)	301,086.53	270,065.68	54,164.28
UNIT 1 ONLY											
30-1116-00	IRRIGATION PUMP (40% BLVD PUMP)	15	11	10,000.00	3,409.04	549.25	-	-	3,958.29	6,041.71	549.25
	TOTAL UNIT 1 ONLY			10,000.00	3,409.04	549.25	-	-	3,958.29	6,041.71	549.25
UNIT 2 - 5 ONLY											
30-1004-00	POOL HOUSE - EXTERIOR PAINTING	8	6	14,000.00	343.31	1,950.96	-	-	2,294.27	11,705.73	1,950.96
30-1066-00	POOL PARKING LOT REPAIRS & MAINT	20	20	2,500.00	2,501.00	-	-	-	2,501.00	(1.00)	-
30-1074-00	POOL DECK	30	22	52,000.00	6,028.35	1,879.21	-	-	7,907.55	44,092.45	2,004.20
30-1075-00	POOL MECHANICALS	20	18	27,000.00	20,614.96	284.06	-	(22,909.73)	(2,065.32)	(4,076.03)	1,726.45
30-1076-00	POOL FURNITURE	10	7	9,000.00	6,103.96	965.35	-	(992.43)	6,076.87	2,923.13	417.59
30-1077-00	POOL RESURFACE	20	12	66,000.00	13,342.31	4,050.59	-	-	17,392.91	48,607.09	4,050.59
30-1086-00	POOL HOUSE - ROOF	40	38	71,000.00	(15,209.67)	674.35	-	22,909.73	8,374.42	62,625.58	1,648.04
30-1115-00	IRRIGATION PUMP (60% BLVD PUMP)	15	11	15,000.00	4,096.46	908.63	-	-	5,005.08	9,994.92	908.63
30-1117-00	HOA ALLEYS - RIVENDELL BLVD TO POOL (183	20	14	99,000.00	18,808.91	5,346.07	-	-	24,154.99	74,845.01	5,346.07
30-1119-00	POOL FENCE	35	9	19,000.00	7,679.45	1,132.02	-	-	8,811.51	10,188.49	1,132.05
30-1120-00	POOL SOLAR ROOF HEATER	12	10	15,000.00	(3,185.77)	4,276.68	-	-	1,090.91	13,909.09	1,390.91
30-1121-00	POOL RESTROOMS	25	17	18,000.00	5,563.75	689.79	-	-	6,273.55	11,726.45	689.79
30-1122-00	POOL HEATERS	10	4	10,000.00	5,357.93	928.41	-	-	6,286.35	3,713.65	928.41
	TOTAL UNIT 2 - 4 ONLY			417,500.00	72,064.95	23,086.12	-	(3,057.75)	92,093.38	325,406.62	22,193.69
	GRAND TOTAL RESERVES			1,820,700.00	349,977.62	75,300.92	6,506.99	(34,647.39)	397,138.20	601,514.01	76,907.22

Note: 1 - Please keep in mind, the numbers above were not done by a Professional Reserve Analyst, PRA or a Reserve Specialist, RS.
Note: 2 - Numbers were gathered from numerous vendors on each line item.

Note 3: - Some assumptions were made and deemed necessary in order to meet the requirements of the State of Florida
Note 4: - In the future, it would be necessary for the Board to engage a Reserve Specialist for a Reserve Schedule Report

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING
RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL
ASSESSMENTS REGARDING THOSE ITEMS.

UNIT 1: The Cottages (84 Units)

Year	General Maintenance Fee	Unit 1 Maintenance Fee	General Reserves	Unit 1 Reserves	Total Assessments	Rounded To:
2026	\$ 580.12	\$ -	\$ 54.38	\$ 3.27	\$ 637.77	\$ 638.00

UNIT 2 - 5: All Other Units (414 Units)

Year	General Maintenance Fee	Unit 2 - 5 Maintenance Fee	General Reserves	Unit 2 -5 Reserves	Total Assessments	Rounded To:
2026	\$ 580.12	\$ 59.66	\$ 54.38	\$ 26.80	\$ 720.97	\$ 721.00

\$ 107,145.63
\$ 596,961.19
\$ 704,106.82

Shared OP Expense	\$ 577,800.00
Unit 2 - 5 OP Expenses	\$ 49,400.00
	\$ 627,200.00

Shared RSV Expense	\$ 54,164.28
Unit 1 RSV Expense	\$ 549.25
Units 2 - 5 RSV Expense	\$ 22,193.69
	\$ 76,907.22

\$ 704,107.22