

**RIVENDELL COMMUNITY ASSOCIATION
PROPOSED BUDGET
JANUARY 1, 2025 THROUGH DECEMBER 31, 2025**

2024 BUDGET	2025 BUDGET
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OLD ACCT# NEW ACCT# INCOME

OLD ACCT#	NEW ACCT#	INCOME	2024 BUDGET	2025 BUDGET
	40-4000-00	Maintenance Fee	495,538.00	592,100.00
	40-4011-00	Late Fees	-	-
	40-4013-00	Fines - Non Compliance	-	-
	40-4014-00	Collectible Administration Fees	-	-
	40-4015-00	Collectible Attorney Fees	-	-
	40-4017-00	Other Income	-	-
	40-4020-00	Reserve Funding	72,573.67	75,300.92
	40-4023-00	Interest Income	-	-
	40-4031-00	Application Fees	-	-
	40-4039-00	PRIOR YEARS SURPLUS	3,500.00	-
TOTAL INCOME:			571,611.67	667,400.92

EXPENSES - SHARED BY ALL UNITS

General Maintenance:

8150	50-5040-00	General Maintenance	16,457.00	30,000.00
Total:			16,457.00	30,000.00

Grounds Maintenance:

7600	60-6040-00	Contracted Lawn Service	86,255.00	89,000.00
7610	60-6041-00	Landscape Maint. - Common Area	12,000.00	35,000.00
7830	60-6043-00	Preserves Mowing	5,000.00	10,000.00
7650	60-6045-00	Landscape Restoration	11,000.00	35,000.00
7620	60-6057-00	Mulch/Rock	25,000.00	15,000.00
7520	60-6119-00	Irrigation - Ongoing Maintenance	22,000.00	22,000.00
7800	60-6240-00	Tree Trim & Removal	40,000.00	40,000.00
7550	60-6340-00	Lake & Waterway Maintenance	75,000.00	90,000.00
7820	60-6350-00	Wetland Maintenance	60,000.00	75,000.00
Total:			336,255.00	411,000.00

Utilities:

8620	75-7910-00	Electricity	4,250.00	6,000.00
Total:			4,250.00	6,000.00

Administration/Mgmt:

7200	80-8020-00	Management Fees	30,500.00	32,000.00
7250 & 7260	80-8040-00	Postage/Supplies/Faxes/Copies	10,000.00	6,000.00
7140 & 7170	80-8080-00	Accounting/Auditing	4,500.00	6,000.00
7420	80-8088-00	Website Maintenance	2,000.00	2,000.00

7280	80-8090-00	Social Events	1,000.00	2,000.00
7150	80-8100-00	Legal Services	10,000.00	15,000.00
7100	80-8120-00	Insurance - Property/Gen. Liability	23,495.00	28,000.00
	80-8121-00	D&O Insurance	-	-
	80-8135-00	Wind Insurance	-	-
7020	80-8241-00	Taxes, Dues, Fees, & Permits	781.00	1,000.00
7005	80-8339-00	Bad Debt Expense	2,000.00	2,000.00
	80-8341-00	Miscellaneous Operating	2,500.00	3,500.00
	80-8500-00	Transfer to Reserves	72,573.67	75,300.92
9710	80-8555-00	Contingency	10,000.00	-
Total:			169,349.67	172,800.92

TOTAL SHARED EXPENSES: 526,311.67 619,800.92

EXPENSES - UNIT 1

Maintenance Expenses Only

7521		Irrigation Pump Maintenance/Svc/Reps/Supplies	-	-
8621	75-7903-00	Electric: Irrigation - Unit 1	3,750.00	-
Total:			3,750.00	-

EXPENSES - UNIT 2-5

Maintenance Expenses Only

7101	80-8123-00	Insurance - Pool	1,500.00	1,500.00
8622	75-7904-00	Electric: Pool	11,250.00	12,000.00
8400	70-7040-00	Contracted Pool/Spa Service	8,700.00	8,700.00
	70-7043-00	Pool Permit	400.00	400.00
	70-7050-00	Pool Supplies- Other	950.00	2,500.00
8420	70-7080-00	Pool Repair - Ongoing Maintenance	3,500.00	3,500.00
8430	70-7060-00	Pool House Cleaning	4,500.00	6,000.00
8700	75-7910-00	Water/Sewer	5,000.00	5,000.00
8623	75-7905-00	Electric: Irrigation-Pump Svc	5,750.00	8,000.00
Total:			41,550.00	47,600.00

TOTAL EXPENSES WITH UNITS 1 & 2-5 571,611.67 667,400.92

Net Surplus (Deficit) - -

Board Member Approval

Name & Title

Signature

UNIT 1: The Cottages (84 Units)																	
Year	General Maintenance Fee	546.69	\$	Unit 1 Maintenance Fee	-	\$	General Reserves	51.87	\$	Unit 1 Reserves	3.27	\$	Total Assessments	601.83	\$	Rounded To:	602.00
2025	\$			\$						\$			\$				
UNIT 2 - 5: All Other Units (414 Units)																	
Year	General Maintenance Fee	546.69	\$	Unit 2 - 5 Maintenance Fee	57.49	\$	General Reserves	51.87	\$	Unit 2 - 5 Reserves	27.88	\$	Total Assessments	683.93	\$	Rounded To:	684.00
2025	\$			\$						\$			\$				

RIVENDELL COMMUNITY ASSOCIATION
PROPOSED BUDGET
RESERVE BUDGET SCHEDULE

RESERVE ITEM	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	ESTIMATED REPLACEMENT COST	BALANCE AT 12/31/23	2024 RESERVE FUNDING	2024 RESERVE INTEREST	2024 RESERVE EXPENSES	PROJECTED BALANCE AT 12/31/24	BALANCE TO FUND	STATUTORY FUNDING REQ. 2025
NEW ACCT#										
GENERAL RESERVES: ALL UNITS										
30-1045-00	15	12	40,000.00	9,632.48	1,843.02	-	-	11,475.50	28,524.50	2,377.04
30-1046-00	50	25	840,500.00	114,802.05	28,001.20	12,875.00	-	129,928.25	710,571.75	28,422.87
30-1047-00	15	12	38,000.00	14,123.83	1,848.88	-	-	15,970.71	22,029.29	1,835.77
30-1054-00	35	10	61,000.00	48,322.54	1,138.82	-	-	49,461.36	11,538.64	1,153.86
30-1071-00	35	10	29,000.00	22,991.48	550.42	-	-	23,541.90	5,458.10	545.81
30-1073-00	20	18	200,000.00	-	10,526.32	-	-	10,526.32	189,473.68	10,526.32
30-1101-00	20	17	53,000.00	3,693.79	2,751.98	-	-	6,445.77	46,554.23	2,738.48
30-1118-00	20	12	53,000.00	27,272.02	1,991.84	2,235.25	-	27,028.61	25,971.39	2,164.28
30-1123-00	25	13	28,700.00	2,072.63	1,913.36	-	-	3,985.99	24,714.01	1,901.08
30-1198-00				14,389.50	-	3,978.98	16,060.00	2,288.48		
			1,343,200.00	257,280.32	50,563.84		31,170.25	280,652.89	1,064,835.59	51,665.52
UNIT 1 ONLY										
30-1116-00	15	12	10,000.00	4,670.00	702.56	-	1,963.52	3,409.04	6,590.96	549.25
			10,000.00	4,670.00	702.56		1,963.52	3,409.04	6,590.96	549.25
UNIT 2.5 ONLY										
30-1004-00	8	7	14,000.00	4,043.31	1,300.00	-	5,000.00	343.31	13,656.69	1,950.96
30-1066-00	20	0	2,500.00	2,501.00	-	-	-	2,501.00	(1.00)	-
30-1074-00	30	23	52,000.00	6,892.21	1,886.04	-	-	8,778.25	43,221.75	1,879.21
30-1075-00	20	13	27,000.00	21,472.68	1,834.58	-	-	23,307.26	3,692.74	284.06
30-1076-00	10	3	9,000.00	5,111.04	992.92	-	-	6,103.96	2,896.04	965.35
30-1077-00	20	13	66,000.00	9,265.59	4,076.72	-	-	13,342.31	52,657.69	4,050.59
30-1086-00	40	39	34,000.00	6,939.23	761.10	-	-	7,700.33	26,298.67	674.35
30-1115-00	15	12	15,000.00	6,274.97	1,110.38	3,288.89	-	4,096.46	10,903.54	908.63
30-1117-00	20	15	99,000.00	13,432.97	5,375.94	-	-	18,808.91	80,191.09	5,346.07
30-1119-00	35	10	19,000.00	6,537.91	1,141.54	-	-	7,679.45	11,320.55	1,132.06
30-1120-00	12	11	12,000.00	(4,376.67)	1,190.90	-	-	(3,185.77)	15,185.77	4,276.68
30-1121-00	25	18	18,000.00	4,890.75	693.00	-	-	5,583.75	12,416.25	689.79
30-1122-00	10	5	10,000.00	4,413.77	944.16	-	-	5,357.93	4,642.07	928.41
			377,500.00	87,398.76	21,307.28		8,288.89	100,417.15	277,082.85	23,086.15
GRAND TOTAL RESERVES CONDO ONLY & SHARED										
			1,730,700.00	349,349.08	72,573.68	3,978.98	41,422.66	384,479.08	1,348,509.40	75,300.92