

Budget Summary Report
Riverview Association
Dept: 683 - Operating
01/01/24-12/31/24 Approved Budget

	2023 Budget	2024 Budget
Assessment Income		
4000 - Residential Assessments	253,045.00	260,038.00
4020 - Carport Assessments	0.00	13,554.00
4025 - Reserve Assessments	39,607.00	50,581.00
4075 - Carport Reserve Assessments	1,502.00	20,760.00
Total Assessment Income	294,154.00	344,933.00
Other Income		
4835 - Miscellaneous Income	200.00	0.00
Total Other Income	200.00	0.00
Investment Income		
4910 - Interest Earned - Reserve Accounts	0.00	6,490.00
Total Investment Income	0.00	6,490.00
Total Operating Income	294,354.00	351,423.00
Administrative		
5000 - General Administrative	1,250.00	1,400.00
5045 - FL State Annual Filing Fee	550.00	550.00
5105 - Reserve Studies	5,500.00	0.00
5115 - Web Site Maintenance	250.00	750.00
5196 - Miscellaneous Admin Expenses	750.00	950.00
Total Administrative	8,300.00	3,650.00
Insurance		
5400 - Insurance Premiums	62,500.00	86,582.00
Total Insurance	62,500.00	86,582.00
Utilities		
6000 - Electric Service	5,400.00	6,500.00
6025 - Water Service	32,250.00	34,000.00
6045 - Cable Service	26,000.00	27,000.00
6050 - Telephone Service	1,900.00	2,200.00
Total Utilities	65,550.00	69,700.00
Landscaping		
6100 - Grounds & Landscaping - Contract	7,350.00	8,500.00
6110 - Landscape Repair & Maintenance	4,750.00	4,750.00
Total Landscaping	12,100.00	13,250.00
Contracted Services		
6408 - Elevator Services	6,500.00	6,500.00
6430 - Janitorial Services	9,351.00	9,500.00
6434 - Pest Control	1,573.00	2,950.00
Total Contracted Services	17,424.00	18,950.00
Repair & Maintenance		
6530 - Common Areas Repair & Maintenance	7,000.00	3,750.00
6550 - Elevator Repair & Maintenance	0.00	2,500.00
6565 - Fire System Repair & Maintenance	1,000.00	500.00
6622 - Handyman Service	18,488.00	21,000.00
6635 - Janitorial Supplies & Maintenance	225.00	500.00
6675 - Appliance Purchase & Repair	3,000.00	2,500.00
6695 - Plumbing Supplies/Repair & Maintenance	0.00	3,000.00

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Repair & Maintenance		
6710 - Renovation	2,000.00	0.00
6725 - Roof Repair & Maintenance	875.00	1,000.00
6795 - Special Projects	32,500.00	10,000.00
Total Repair & Maintenance	65,088.00	44,750.00
Professional Services		
7000 - Audit & Tax Services	2,100.00	2,200.00
7020 - Legal Services	6,000.00	6,000.00
7040 - Management Fees	13,835.00	21,000.00
Total Professional Services	21,935.00	29,200.00
Association Owned Unit Expenses		
8905 - Owned Unit Repair & Maintenance	500.00	1,000.00
Total Association Owned Unit Expenses	500.00	1,000.00
Taxes		
9095 - Other Taxes	350.00	1,000.00
Total Taxes	350.00	1,000.00
Other Expenses		
9834 - Contingency Expenses	0.00	12,000.00
Total Other Expenses	0.00	12,000.00
Reserve Expenses		
9104 - Elevator Modernization Contribution	0.00	11,109.00
9105 - Exterior Carpet Replacement Contribution	39,607.00	5,349.00
9106 - Exterior Painting Contribution	0.00	12,222.00
9107 - Awning Cover Replacement Contribution	0.00	1,469.00
9108 - Parking Lot Resurfacing Contribution	0.00	2,645.00
9109 - Roof Replacement Contribution	0.00	15,537.00
9110 - Shingle Roof Replacement Contribution	0.00	2,250.00
9115 - Carport Roof Replacement Contribution	0.00	20,760.00
Total Reserve Expenses	39,607.00	71,341.00
Total Operating Expense	293,354.00	351,423.00
Total Operating Net Income / (Loss)	1,000.00	0.00

Budget Summary Report
Riverview Association
Dept: RESERVE - Reserves
01/01/24-12/31/24 Approved Budget

	2023 Budget	2024 Budget
Investment Income		
4904 - Elevator Modernization Income	0.00	11,109.00
4905 - Exterior Carpet Replacement Income	0.00	5,349.00
4906 - Exterior Painting Income	0.00	12,222.00
4907 - Awning Cover Replacement Income	0.00	1,469.00
4908 - Parking Lot Resurfacing Income	0.00	2,645.00
4909 - Roof Replacement Income	0.00	15,537.00
4911 - Shingle Roof Replacement Income	0.00	2,250.00
4912 - Carport Roof Replacment Income	0.00	20,760.00
Total Investment Income	0.00	71,341.00
Total Reserves Income	0.00	71,341.00
Reserve Expenses		
9812 - Awning Cover Replacement Expenses	0.00	0.00
9818 - Shingle Roof Replacement Expenses	0.00	0.00
9820 - Exterior Carpet Replacement Expenses	0.00	0.00
9822 - Carport Roof Replacement Expenses	0.00	0.00
9850 - Elevator Modernization Expenses	0.00	0.00
9914 - Exterior Painting Expenses	0.00	0.00
9916 - Parking Lot Resurfacing Expenses	0.00	0.00
9936 - Roof Replacement Expenses	0.00	0.00
Total Reserve Expenses	0.00	0.00
Total Reserves Expense	0.00	0.00
Total Reserves Net Income / (Loss)	0.00	71,341.00
Total Association Net Income / (Loss)	1,000.00	71,341.00