

Twenty One Riverside Drive Condominium Association	2026 Approved Budget 100% SIRS and Partial NonSIRS Traditional
Dues of 14 Units	\$1,742
Dues of Penthouse	\$3,410
Total Association Monthly Income	\$27,805
Total Association Annual Income	\$333,656
DESCRIPTION	2026
Association Income	334,556.25
Special Assessment Income	0.00
Estoppel Fees	0.00
EV Charging Station Income	0.00
Other Income	0.00
TOTAL INCOME	334,556.25
ADMINISTRATIVE	
Accounting/CPA/Tax Return	350.00
Year-End Financial Reporting	7,500.00
Tri-Annual Insurance Appraisal (23')	750.00
Attorney/Legal	1,150.00
Consulting	0.00
SIRS	0.00
Corporate Annual Report Filing	61.25
Fees to DBPR	60.00
Fees/Permits/Inspections/Taxes	1,500.00
General Expenses	350.00
Office Supplies	500.00
Property Management Contract	16,250.00
TOTAL ADMINISTRATIVE	28,471.25
INSURANCE Op Funds 2026-2027	63,000.00
TOTAL INSURANCE	63,000.00
UTILITIES	
Electricity	11,750.00
Telephone Line	1,250.00
Cable	13,500.00
Trash/Recycling	635.00
Water/Sewer	14,000.00
TOTAL UTILITIES	41,135.00
GROUND MAINTENANCE	
Building Maintenance/Repairs	7,500.00
Dryer Bi-Annual Cleaning (24')	1,500.00
Maintenance Personnel Contract	22,530.00
Garage Door Maintenance Contract	500.00
Garage CO2 Exhaust Maintenance Contract	1,500.00
Generator Service Contract	4,400.00
Elevator Maintenance/Repairs	500.00
Elevator Service Contract	7,850.00
Fire System Monitoring Contract	3,800.00
Fire/Sprinkler Maintenance/Repairs	5,000.00
Pool Maintenance/Repairs	2,000.00
Pest Control Contract	1,200.00
Pump Service Contract	600.00
AC Service Contract	2,200.00
Lawn Mowing Contract	6,720.00
Tree Trimming Contract	3,500.00
Irrigation Service Contract	650.00
TOTAL GROUND MAINTENANCE	71,950.00
SIRS RESERVE CONTRIBUTIONS	110,000.00
NON SIRS RESERVE CONTRIBUTIONS	20,000.00
RESERVE EXPENSES	
TOTAL BUDGETED INCOME	\$334,556.25
TOTAL BUDGETED EXPENSES	\$334,556.25
YTD NET (BUDGET-EXPENSE)	\$0.00
