

River Club Condominium Association	2026 APPROVED Budget
Dues	\$770
Association Income	147,840.00
Estoppel Fees	0.00
Other Income	0.00
TOTAL INCOME	147,840.00
ADMINISTRATIVE	
Accounting/CPA	
Attorney/Legal	2,000.00
Consulting	
Corporate Annual Report Filing	61.25
Contingency	1,500.00
Fees to DBPR	64.00
Fees/Permits/Inspections	1,646.00
Insurance: Property (Feb)	39,557.42
Insurance: Flood (Oct)	24,570.88
Interest Interest	
Office Supplies	150.00
Property Management Contract	6,540.00
TOTAL ADMINISTRATIVE	76,089.55
UTILITIES	
Electricity	1,950.00
Elevator Telephone Line	
Trash/Recycling	750.00
Water/Sewer	19,000.00
TOTAL UTILITIES	21,700.00
GROUND MAINTENANCE	
Building Maintenance/Repairs	5,000.00
Roof Maintenance	1,500.00
Fire Alarm Monitoring Contract	1,225.00
Pool Service Contract	6,000.00
Pool Maintenance/Repairs	500.00
Pest Control Contract	1,000.00
Annual Termite Inspection Contract	650.00
Lawn Fertilizer & Insect Contract	1,500.00
Landscaping Mowing Contract	5,500.00
Landscaping, Other	2,000.00
Irrigation	250.00
TOTAL GROUND MAINTENANCE	25,125.00
STANDARD RESERVE CONTRIBUTION	24,925.00
STRUCTURAL RESERVE CONTRIBUTION	
RESERVE EXPENSES	
TOTAL BUDGETED INCOME	\$147,840.00
TOTAL BUDGETED EXPENSES	\$147,839.55
YTD NET (BUDGET-EXPENSE)	\$0.45
% of income going to reserves	16.86%
% of funding of the reserves	34%

**check with Cocoa Beach on refill

17%

Annual Assessment?