

Riverbend Homeowners Association of Lee County, Inc

355	Account	Description	2025 Budget	2026 Approved Budget
Operating Accounts				
Income Accounts				
Revenue				
	40-41010-00	Maintenance Fees	\$177,500.00	\$177,499.08
	40-41050-00	Late Fee Income	\$0.00	\$0.00
Income Accounts Total			\$177,500.00	\$177,499.08
Expense Accounts				
Administrative Expenses				
	50-51010-00	Management Contract	\$34,800.00	\$36,000.00
	50-51020-00	Accounting Fees/Tax Preparation	\$300.00	\$4,200.00
	50-51045-00	Website Professional	\$900.00	\$900.00
	50-51050-00	Legal Services	\$10,000.00	\$10,000.00
	50-51060-00	Office Expenses	\$6,000.00	\$8,500.00
	50-51070-00	Community Activities	\$500.00	\$500.00
	50-51090-00	Annual Corporate Report	\$61.25	\$61.25
	50-51142-00	Insurance	\$12,590.00	\$12,000.00
Building Expenses				
	54-52010-00	Repair & Maint	\$0.00	\$0.00
Grounds Maintenance				
	55-52015-00	General Maintenance	\$1,000.00	\$1,000.00
	55-52110-00	Lawn Contract	\$13,800.00	\$13,800.00
	55-52115-00	Landscape Maintenance	\$2,000.00	\$1,000.00
	55-52130-00	Pest Control - Fertilizer	\$1,400.00	\$1,400.00
	55-52140-00	Irrigation System/Lighting	\$2,400.00	\$2,400.00
	55-52155-00	Plants/Sod/Mulch	\$6,600.00	\$7,500.00
	55-52160-00	Tree Trimming	\$5,740.00	\$5,840.00
	55-52180-00	Pond Maintenance	\$7,800.00	\$7,800.00
Utilities				
	60-52220-00	Electric	\$12,000.00	\$12,000.00
Reserve Funding				
	99-60000-00	Reserve Transfers	\$59,608.75	\$52,597.83
Expense Accounts Total			\$177,500.00	\$177,499.08
Operating Accounts Net			\$0.00	\$0.00
Annual Dues				
			2025	2026
Reserve Accounts Net			\$500.00	\$500.00

		2024 Total	Prop 2025 Total
3010	Member Assessments	\$150,873.41	\$177,500.00
3012	Operating Interest		
3015	Late Fees/Interest		
3020	Other Income		
	NSF Fees		
	TOTAL INCOME	\$150,873.41	\$177,500.00
	EXPENSES		
	ADMINISTRATIVE		
4010	Corporate Annual Report		\$61.25
1015	Accounting/Tax Return		\$300.00
4020	Legal/Professional Fees		\$10,000.00
4025	Office Expense		\$6,000.00
4030	Management		\$34,800.00
4035	Insurance		\$12,590.00
4040	Community Activities		\$500.00
4045	Professional Services/Web Page		\$900.00
4050	Former Golf Course Committee		\$0.00
66010	Bank Service Charge		\$0.00
4055	Security/Enforcement		\$0.00
	SUB TOTAL ADMINISTRATION		\$65,151.25
	GROUNDS		
4305	Landscape Contract		\$13,800.00
4310	Landscape Non-Contract		\$2,000.00
4315	Tree Trimming		\$5,740.00
4320	Irrigation/Lighting		\$2,400.00
4325	Plants/Sod/Mulch		\$6,600.00
4330	Pest Control/Fertilizer		\$1,400.00
	SUBTOTAL GROUNDS		\$31,940.00
	MAINTENANCE		
4205	General Maintenance		\$1,000.00
4210	Pond Maintenance		\$7,800.00
	SUBTOTAL MAINTENANCE		\$8,800.00
	UTILITIES		
4605	Electricity/Lights		\$12,000.00
	SUB TOTAL UTILITIES		\$12,000.00

	SUB TOTAL OPERATING EXPENSES		\$117,891.25
	RESERVES		
4905	Surface Water Expense Fund		\$5,000.00
4910	Paving Fund		\$40,000.00
4915	Deferred Maintenance Fund		\$0.50
(New 2025) 4920	Bridge Maintenance Fund		\$14,608.25
	SUB TOTAL RESERVES		\$59,608.75
	TOTAL EXPENSES		\$177,500.00

Riverbend HOA
2024 Budget Opening Draft
Basis: 355 Units

		2023 MONTHLY	2023 TOTAL	EXPENSES AS OF 8/31/2023	PROJECTED EXPENSES AS OF 12/31/2023	PROP 2024 MONTHLY	PROP 2024 TOTAL	2023 PER UNIT/PER MONTH	2024 PER UNIT PER MONTH	Prop 2024 PER UNIT PER YEAR	INCREASE/ (DECREASE) PER UNIT PER MONTH
3010	Member Assessments	\$12,572.78	\$ 150,873.40	\$ 100,583.36	\$ 150,873.41	\$12,572.78	\$150,873.41	\$ 35.42	\$ 35.42	\$ 425.00	\$ 4.17
3012	Operating Interest			\$ 7.20	\$ 10.80						
3015	Late Fees/Interest			\$ 784.34	\$ 1,176.51						
3020	Other Income			\$ 1,414.00	\$ 2,121.00						
	TOTAL INCOME	\$12,572.78	\$ 150,873.40	\$ 102,788.90	\$ 154,181.72	\$12,572.78	\$ 150,873.41	\$ 35.42	\$ 35.42	\$ 425.00	\$ 4.17
	EXPENSES										
	ADMINISTRATIVE										
4010	Corporate Annual Report	\$ 5.10	\$ 61.25	\$ 61.25	\$ 61.25	\$ 5.10	\$ 61.25	\$ 0.01	\$ 0.01	\$ 0.17	\$ -
4015	Accounting/Tax Retun	\$ 20.83	\$ 250.00	\$ 350.00	\$ 350.00	\$ 29.17	\$ 350.00	\$ 0.06	\$ 0.08	\$ 0.99	\$ 0.02
4020	Legal/Professional Fees	\$ 577.28	\$ 6,927.35	\$ 1,347.00	\$ 2,020.50	\$ 878.28	\$ 10,539.36	\$ 1.63	\$ 2.47	\$ 29.69	\$ 0.85
4025	Office Expense	\$ 333.33	\$ 4,000.00	\$ 2,806.29	\$ 4,209.44	\$ 350.00	\$ 4,200.00	\$ 0.94	\$ 0.99	\$ 11.83	\$ 0.05
4030	Management	\$ 2,900.00	\$ 34,800.00	\$ 23,200.00	\$ 34,800.00	\$ 2,900.00	\$ 34,800.00	\$ 8.17	\$ 8.17	\$ 98.03	\$ -
4035	Insurance	\$ 679.17	\$ 8,150.00	\$ 5,024.90	\$ 7,528.06	\$ 784.17	\$ 9,410.00	\$ 1.91	\$ 2.21	\$ 26.51	\$ 0.30
4040	Community Activities	\$ 50.00	\$ 600.00	\$ -	\$ -	\$ 41.67	\$ 500.00	\$ 0.14	\$ 0.12	\$ 1.41	\$ (0.02)
4045	Professional Services/Webpage	\$ 10.00	\$ 120.00	\$ -	\$ 120.00	\$ 10.00	\$ 120.00	\$ 0.03	\$ 0.03	\$ 0.34	\$ -
4050	Former Golf Course Committee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66010	Bank Service Charge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEW	Security / Enforcement	\$ 1,479.17	\$ 17,750.00	\$ 1,065.00	\$ 1,065.00	\$ 83.33	\$ 1,000.00	\$ -	\$ 0.23	\$ 2.82	\$ 0.23
	Subtotal Administrative	\$ 6,054.88	\$ 72,658.60	\$ 33,854.44	\$ 50,154.25	\$ 5,081.72	\$ 60,980.61	\$ 12.89	\$ 14.31	\$ 171.78	\$ 1.42
	GROUNDS										
4305	Landscape Contract	\$ 1,050.00	\$ 12,600.00	\$ 11,550.00	\$ 15,750.00	\$ 1,050.00	\$ 12,600.00	\$ 2.96	\$ 2.96	\$ 35.49	\$ -
4310	Landscape Non-Contract	\$ 178.25	\$ 2,139.00	\$ -	\$ -	\$ 166.67	\$ 2,000.00	\$ 0.50	\$ 0.47	\$ 5.63	\$ (0.03)
4315	Tree Trimming	\$ 478.33	\$ 5,740.00	\$ 4,010.00	\$ 4,010.00	\$ 478.33	\$ 5,740.00	\$ 1.35	\$ 1.35	\$ 16.17	\$ -
4320	Irrigation/Lighting	\$ 200.00	\$ 2,400.00	\$ 349.50	\$ 524.25	\$ 200.00	\$ 2,400.00	\$ 0.56	\$ 0.56	\$ 6.76	\$ -
4325	Plants/Sod/Mulch	\$ 550.00	\$ 6,600.00	\$ 6,587.44	\$ 6,587.44	\$ 550.00	\$ 6,600.00	\$ 1.55	\$ 1.55	\$ 18.59	\$ -
4330	Pest Control/Fertilizer	\$ 116.67	\$ 1,400.00	\$ 800.00	\$ 1,400.00	\$ 116.67	\$ 1,400.00	\$ 0.33	\$ 0.33	\$ 3.94	\$ -
	Subtotal Grounds	\$ 2,573.25	\$ 30,879.00	\$ 23,296.94	\$ 28,271.69	\$ 2,561.67	\$ 30,740.00	\$ 7.25	\$ 7.22	\$ 86.59	\$ (0.03)
	MAINTENANCE										
4205	General Maintenance	\$ 83.33	\$ 1,000.00	\$ 50.00	\$ 75.00	\$ 83.33	\$ 1,000.00	\$ 0.23	\$ 0.23	\$ 2.82	\$ -
4210	Pond Maintenance	\$ 449.42	\$ 5,393.00	\$ 3,595.20	\$ 5,392.80	\$ 449.42	\$ 5,393.00	\$ 1.27	\$ 1.27	\$ 15.19	\$ -
	Subtotal Maintenance	\$ 532.75	\$ 6,393.00	\$ 3,645.20	\$ 5,467.80	\$ 532.75	\$ 6,393.00	\$ 1.50	\$ 1.50	\$ 18.01	\$ -
	UTILITIES										
4605	Electricity/Lights	\$ 916.67	\$ 11,000.00	\$ 5,660.38	\$ 8,490.57	\$ 708.33	\$ 8,500.00	\$ 2.58	\$ 2.00	\$ 23.94	\$ (0.59)
	Subtotal Utilities	\$ 916.67	\$ 11,000.00	\$ 5,660.38	\$ 8,490.57	\$ 708.33	\$ 8,500.00	\$ 2.58	\$ 2.00	\$ 23.94	\$ (0.59)
	SUBTOTAL OPERATING EXPENS	\$ 10,077.55	\$ 120,930.60	\$ 66,456.96	\$ 92,384.31	\$ 8,884.47	\$ 106,613.61	\$ 22.72	\$ 23.53	\$ 300.32	\$ 0.81
	Reserves										
4905	Surface Water Expense Fund	\$ 416.67	\$ 5,000.00	\$ 3,333.36	\$ 5,000.00	\$ 416.67	\$ 5,000.00	\$ 1.17	\$ 1.17	\$ 14.08	\$ -
4910	Paving Fund	\$ 2,078.48	\$ 24,941.71	\$ 16,627.84	\$ 24,941.71	\$ 3,271.57	\$ 39,258.80	\$ 5.85	\$ 9.22	\$ 110.59	\$ 3.36
4915	Deferred Mainenance Fund	\$ 0.09	\$ 1.09	\$ 0.72	\$ 1.09	\$ 0.08	\$ 1.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (0.00)
	SUBTOTAL RESERVES	\$2,495.23	\$ 29,942.80	\$19,961.92	\$29,942.80	\$3,688.32	\$ 44,259.80	\$7.03	\$10.39	\$124.68	\$3.36
	TOTAL EXPENSES	\$12,572.78	\$150,873.40	\$86,418.88	\$122,327.11	\$12,572.78	\$150,873.41	\$29.75	\$33.91	\$425.00	\$4.17

**Riverbend HOA
2024 PROPOSED Budget
Basis: 355 Units**

RESERVES	2023
Deferred Maintenance	
Estimated Life In Years	5
Remaining Life In Years	1
Replacement Cost	\$ 3,892.00
Estimated Year End Balance 2022	\$ 3,878.88
Current Year Funding	\$ 13.12
Current Required Monthly Funding	\$ 1.09
Current Year Per unit per Year	\$ 0.04
Current Year Per unit per Month	\$ 0.00

RESERVES	2024
Deferred Maintenance	
Estimated Life In Years	5
Remaining Life In Years	1
Replacement Cost	\$ 3,892.00
Estimated Year End Balance 2023	\$ 3,879.96
Current Year Funding	\$ 12.04
Current Required Monthly Funding	\$ 1.00
Current Year Per unit per Year	\$ 0.03
Current Year Per unit per Month	\$ 0.00

Paving	
Estimated Life In Years	20
Remaining Life In Years	8
Replacement Cost	\$ 131,000.00
Estimated Year End Balance 2022	\$ 73,646.63
Current Year Funding	\$ 7,169.17
Current Required Monthly Funding	\$ 597.43
Current Year Per unit per Year	\$ 20.19
Current Year Per unit per Month	\$ 1.68

Paving	
Estimated Life In Years	20
Remaining Life In Years	7
Replacement Cost	\$ 131,000.00
Estimated Year End Balance 2023	\$ 97,688.39
Current Year Funding	\$ 4,758.80
Current Required Monthly Funding	\$ 396.57
Current Year Per unit per Year	\$ 13.41
Current Year Per unit per Month	\$ 1.11
Additional Funding 2024	\$ 34,500.00
Total 2024 Funding	\$ 39,258.80

Surface Water Expense Funds	
Estimated Life in Years	4
Remaining Life in Years	2
Replacement Cost	\$ 32,000.00
Estimated Year End Balance 2022	\$ 12,461.56
Current Year Funding	\$ 5,000.00
Current Required Monthly Funding	\$ 416.67
Current Pe Unit Per Year	\$ 14.08
Current Per Unit Per Month	\$ 1.17

Surface Water Expense Funds	
Estimated Life in Years	1
Remaining Life in Years	1
Replacement Cost	\$ 27,919.57
Estimated Year End Balance 2023	\$ 17,461.60
Current Year Funding	\$ 5,000.00
Current Required Monthly Funding	\$ 416.67
Current Pe Unit Per Year	\$ 14.08
Current Per Unit Per Month	\$ 1.17