

Grand Vista at Riverwood				
2025 OPERATING Budget				
January 1 - December 31, 2025				
ADOPTED				
Based on 90 Units				
Account	Description	2024 Adopted Budget	2024 End of Year	2025 ADOPTED
INCOME:				
04100	Operating Assessment	\$ 634,315	\$ 634,315	\$ 612,824
04102	Reserves Assessment	\$ 80,523	\$ 80,523	\$ 84,483
04103	RCA Master Assessment	\$ 125,280	\$ 125,280	\$ 137,940
04250	Late Fees	\$ -	\$ 3,021	\$ -
04260	Interest - Operating Acct.	\$ -	\$ 319	\$ -
04265	Interest - Reserves Acct.	\$ -	\$ 4,356	\$ -
04270	Interest - Hurricane Acct.	\$ -	\$ 6,179	\$ -
04300	Other Income	\$ -	\$ 250	\$ -
	TOTAL REVENUE:	\$ 840,118	\$ 854,243	\$ 835,247
MASTER ASSESSMENT EXPENSE:				
05000	RIVERWOOD (RCA) - Master Assn Dues	\$ 125,280	\$ 125,280	\$ 137,940
	TOTAL MASTER ASSESSMENT EXPENSE:	\$ 125,280	\$ 125,280	\$ 137,940
ADMINISTRATIVE EXPENSE:				
05010	Accounting - Audit	\$ 5,000	\$ -	\$ 5,000
05050	Management Fee	\$ 15,876	\$ 15,876	\$ 16,670
05105	Tax Preparation	\$ 300	\$ 300	\$ 300
05107	Income Tax Expense	\$ 1,550	\$ -	\$ 500
05110	Bank Fees / Coupon Books	\$ 495	\$ 113	\$ 200
05120	Office Expense (as of 2021 office exp & postage are combined)	\$ 1,260	\$ 909	\$ 1,260
05127	Legal & Professional Services	\$ 1,000	\$ 2,975	\$ 1,000
	TOTAL ADMINISTRATIVE EXPENSES:	\$ 25,481	\$ 20,173	\$ 24,930
LICENSES, PERMITS, & INSURANCE:				
05130	State of FL Annual Report, Sunbiz	\$ 62	\$ 62	\$ 62
00004	FL Condo Fees (DBPR)	\$ 360	\$ -	\$ 360
05141	Chlt Cnty Permit - Pool / Spa	\$ 645	\$ 1,515	\$ 645
05160	Insurance - Property, Liability, D&O, W/C, Bond	\$ 250,000	\$ 241,844	\$ 202,493
05161	Insurance - Flood (19 policies)	\$ 105,130	\$ 115,622	\$ 120,403
05162	Appraisal (2024)required every 36 months	\$ -	\$ 450	\$ 650
05170	Reserve Study updates (every 5 years (2029)	\$ -	\$ 3,485	\$ -
	TOTAL LIC., PERMITS, & INS. EXPENSES:	\$ 356,197	\$ 362,978	\$ 324,613
UTILITIES:				
05205	Electricity - Bldgs	\$ 6,684	\$ 6,204	\$ 6,684
05206	Electricity - Street Lights	\$ 2,147	\$ 1,994	\$ 2,147
05207	Electricity - Pool/Spa Heat	\$ 8,564	\$ 8,927	\$ 9,150
05230	Water & Sewer	\$ 90,000	\$ 94,551	\$ 105,000
05231	Irrigation Water	\$ 16,500	\$ 16,200	\$ 18,000
	TOTAL UTILITY EXPENSES:	\$ 123,895	\$ 127,876	\$ 140,981
BUILDING / GROUNDS MAINTENANCE & REPAIRS:				
05315	Fire Extngrs/Emerg & Exit Light Insp & Repair	\$ 2,400	\$ 2,852	\$ 2,900
05605	Grounds Landscape Contract	\$ 65,892	\$ 65,892	\$ 67,000
05610	Mulch	\$ -	\$ 40	\$ -
05611	Landscape Replacement	\$ 6,000	\$ 7,206	\$ 6,000
05612	Grounds Tree Trimming / Removal	\$ 9,000	\$ 850	\$ 5,000
05613	Irrigation Repairs	\$ 6,000	\$ 8,322	\$ 8,500

05656	Pest Control (Pest Control, Termite)	\$ 5,900	\$ 3,353	\$ 3,500
05657	Bats, Rats, Bees, & Other Pests Removal	\$ 1,500	\$ 1,075	\$ 1,000
05697	Building & Grounds Repairs & Maintenance	\$ 15,000	\$ 22,491	\$ 15,000
05705	Cabana Janitorial Contract	\$ 2,400	\$ 1,000	\$ 2,400
05805	Pool Maintenance Contract	\$ 4,650	\$ 4,725	\$ 4,000
05820	Pool Equip. & Furniture Repairs / Replcmnt	\$ 5,000	\$ 4,935	\$ 5,000
	TOTAL BLDG / GROUNDS MAINTENANCE EXP:	\$ 123,742	\$ 122,742	\$ 120,300
MISCELLANEOUS:				
05300	Bad debit Allowance	\$ -	\$ 25,000	\$ -
05310	Contingency / Misc. Expenses	\$ 5,000	\$ 12	\$ 2,000
	TOTAL MISCELLANEOUS EXPENSES:	\$ 5,000	\$ 25,012	\$ 2,000
	TOTAL EXPENSES: (Does NOT incld Reserve / Master Fees)	\$ 634,315	\$ 658,781	\$ 612,824
RESERVE FUNDING:				
08000	Reserves	\$ 80,523	\$ 80,523	\$ 84,483
08005	Reserve Interest	\$ -	\$ -	\$ -
	TOTAL RESERVE FUNDING:	\$ 80,523	\$ 80,523	\$ 84,483
	TOTAL EXPENSES Inclds Reserve / Master Fee	\$ 840,118	\$ 864,584	\$ 835,247
	CURRENT SURPLUS/(DEF)		\$ -	\$ -
	Annual Per Unit OPERATING Dues	\$ 7,048		\$ 6,809
	Quarterly Per Unit OPERATING Dues	\$ 1,762		\$ 1,702
	Annual Per Unit RESERVE Dues	\$ 895		\$ 939
	Quarterly Per Unit RESERVE Dues	\$ 224		\$ 235
	Annual Per Unit Assessment for GVR	\$ 7,943		\$ 7,748
	Quarterly Per Unit Assessment for GVR	\$ 1,986		\$ 1,937
	Annual Per Unit MASTER Dues	\$ 1,392		\$ 1,533
	Quarterly Per Unit MASTER Dues	\$ 348		\$ 383
	Annual Per Unit TOTAL Dues	\$ 9,335		\$ 9,281
	Quarterly Per Unit TOTAL Dues	\$ 2,334		\$ 2,320