000000Riverbend Commons 2025-2026 Budget

Revenue / Income	October	November	December	January	February	March	April	May	June	July	August	September	Total
Total Revenue	$ 51,137.51	$ 12,680.31	$ 12,253.56	$ 51,162.75	$ 17,065.94	$ 11,449.89	$ 50,724.98	$ 13,272.02	$ 12,860.36	$ 50,602.07	$ 10,394.42	$ 13,226.13	$ 306,829.94
Net Income	$ 31,025.90	-17,664.32	-2,254.09	25,448.52	-4,254.59	-4,658.18	29,175.28	-22,643.08	-20,597.65	18,908.64	-11,427.75	-15,303.74	$ 5,754.94
GENERAL ADMINISTRATION													
Residential Manager	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 9,600.00
Office Supplies	$ -	$ 220.70	$ 10.15	$ 1.15	$ 163.62	$ 1.15	$ 2.30	$ -	$ 8.05	$ -	$ 8.05	$ 2.30	$ 417.47
Legal Fees & Accounting	$ -	$ -	$ -	$ -	$ -	$ -	$ 875.00	$ -	$ -	$ -	$ -		$ 875.00
Meetings	$ 73.08	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ 73.08
Management Fees	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 1,315.00	$ 15,780.00
BUILDING MAINTENANCE													
McCracken Lawn Service Inc	$ 3,419.67	$ 2,879.67	$ 480.00	$ 5,843.00	$ 3,443.33	$ 2,963.33	$ 3,443.33	$ 3,443.33	$ 2,963.33	$ 3,932.33	$ 2,963.33	$ 5,305.12	$ 41,079.77
Pool Cleaning	$ 1,037.75	$ -	$ 1,381.96	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 1,279.75	$ 1,069.65	$ 1,310.54	$ 1,219.65	$ 1,311.54	$ 9,810.84
Gen.Maint/Repair/Supplies	$ 3,444.90	$ 6,717.15	$ 1,314.00	$ 261.00	$ 1,190.00	$ 631.05	$ 425.00	$ 10,064.16	$ 4,755.00	$ 4,625.45	$ 4,076.00	$ 1,652.75	$ 39,156.46
Capital Projects	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 1,515.25	$ -	$ 7,600.00	$ -	$ -	$ -		$ 19,115.25
Dumpster/Trash	$ -	$ 1,037.36	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,029.03	$ 2,187.31	$ 2,725.63	$ 3,424.34	$ 13,403.67
Power	$ 1,694.80	$ 1,566.47	$ 1,612.47	$ 1,509.50	$ 2,278.07	$ 1,713.67	$ 1,520.10	$ 1,538.73	$ 1,648.98	$ 1,649.18	$ 1,790.79	$ 1,862.25	$ 20,385.01
Insurance	$ -	$ 7,712.30	$ -	$ 8,589.12	$ 4,732.73	$ 4,732.73	$ 4,732.73	$ 4,732.73	$ 4,732.73	$ 4,732.73	$ 4,732.73	$ 4,732.73	$ 54,163.26
Water	$ 2,736.72	$ 1,095.98	$ 594.07	$ 95.46	$ 97.78	$ 135.89	$ 136.24	$ 141.40	$ 136.24	$ 260.89	$ 190.99	$ 123.84	$ 5,745.50
Termite Bonds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,880.00	$ -		$ 2,880.00
Note Payment	$ 589.69	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ -	$ 6,000.00	$ 3,000.00	$ 10,000.00	$ 6,000.00	$ -	$ 6,000.00	$ 43,589.69
RESERVES OF THE ASSOC.													
Building Reserves	$ 3,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 25,000.00
TOTAL	$ 20,111.61	$ 30,344.63	$ 14,507.65	$ 25,714.23	$ 21,320.53	$ 16,108.07	$ 21,549.70	$ 35,915.10	$ 33,458.01	$ 31,693.43	$ 21,822.17	$ 28,529.87	$ 301,075.00
InterCompany Cash	$ 23,205.83	$ 6,084.95	$ 11,897.97	$ 37,687.34	$ 34,656.20	$ 38,632.85	$ 56,154.93	$ 34,891.85	$ 21,773.58	$ 28,830.20	$ 18,769.40	$ 14,568.27	
Checking Account	$ 40,653.35	$ 42,653.35	$ 44,653.35	$ 46,653.35	$ 48,653.35	$ 50,653.35	$ 52,272.76	$ 54,272.76	$ 56,272.76	$ 58,272.76	$ 60,272.76	$ 62,272.76	
TOTAL Reserve Balance	$ 63,859.18	$ 48,738.30	$ 56,551.32	$ 84,340.69	$ 83,309.55	$ 89,286.20	$ 108,427.69	$ 89,164.61	$ 78,046.34	$ 87,102.96	$ 79,042.16	$ 76,841.03	✓

EXPENSES	Yearly Budget 2024 2025	Yearly Actual 2024 2025	Yearly Budget 2025 2026	Yearly Budget Budget Change
Residential Manager	$9,600.00	$9,600.00	$10,200.00	$600.00
Office Supplies	$400.00	$417.47	$400.00	
Legal Fees & Accounting	$795.00	$875.00	$900.00	$105.00
Meetings	$300.00	$73.08	$300.00	
Management Fees	$15,780.00	$15,780.00	$15,780.00	
McCracken Lawn Service Inc.	$35,560.00	$41,079.77	$36,460.00	$900.00
Pool Cleaning	$7,000.00	$9,810.84	$9,000.00	$2,000.00
Gen.Maint/Repair/Supplies	$42,000.00	$39,156.46	$40,000.00	$2,000.00
Capital Projects	$30,000.00	$19,115.25	$30,000.00	
Dumpster/Trash	$9,600.00	$13,403.67	$9,600.00	
Power	$21,500.00	$20,385.01	$20,500.00	$1,000.00
Insurance	$59,500.00	$54,163.26	$61,000.00	$1,500.00
Water	$8,000.00	$5,745.50	$6,000.00	$2,000.00
Termite Bonds	$2,500.00	$2,880.00	$3,000.00	$500.00
Bryant Note Payment	$36,000.00	$43,589.69	$60,000.00	$24,000.00
Building Reserves	$24,000.00	$25,000.00	$0.00	$24,000.00
	$302,535.00	$ 301,075.00	$303,140.00	$605.00

< amount overbudgeted will be evened out by the collection of late fees & interest from late homeowner association dues payments.

	Budgeted Income	
1 Bedroom	$109,824	64 1 br units= $429 quarterly / $143 monthly
2 Bedroom	$186,624	64 2 br units= $729 quarterly / $243 monthly
Office Rent	$6,000	
	$302,448	Annual Revenue Projection
	$25,204.00	Monthly Revenue Projection

Bryant Bank Loan Balance	Unpaid Bills From 2023
$52,093.67	$0.00