

SUNDOWN RIVERSIDE CONDOMINIUM ASSOCIATION, INC.
2026 BUDGET

JANUARY 1, 2026 TO DECEMBER 31, 2026

	2025 Budget	\$\$\$	Notes
Revenues			
	Monthly Association Fees Assessment	\$512,879	
	Cable/Internet Assessment	\$37,176	
	Reserve Assessment	\$87,696	
	Strategic Reserve Assessment	\$0	
	Rental Commissions	\$50,000	
	Total Operating Fund	\$687,751	
Expenses			
	Payroll Taxes	\$4,800	
	Professional Services	\$20,000	Was Listed at \$12K
	Salaries	\$60,000	
	Advertising	\$2,200	This May Fall Off Due To New Rental Software
	Meetings Expense	\$200	
	Bank Service Charge	\$200	Value Was Not Listed, This Year's Value Added Due To Rental Account
	Computer/Website Maintenance	\$750	This May Fall Off Due To New Rental Software
	Dues & Subscriptions	\$8,950	
	Fire Alarm	\$9,354	
	Insurance	\$180,000	
	Reserve study	\$20,000	BECI reserve
	Office Expense	\$2,200	
	Mileage Reimbursement	\$1,440	Was Not Previously Listed and is Paid Out over Quaterly
	License and Permits	\$1,935	
	Grounds Maintenance	\$55,000	Lawn service, Spraying, Irrigation, Palm Tree Trimming, Garden Bed Maintenance
	Pool Maintenance	\$26,000	Increased by \$4K
	Common Maintenance	\$70,000	
	Income Taxes	\$3,000	
	Pest Control	\$2,700	
	Cell Phone	\$1,000	
	Office Phone/Security Cameras	\$5,000	
	Cable/Internet	\$37,176	
	Waste Management	\$9,650	Was Listed As Allied Waste
	FPL Electric	\$18,500	Was Listed As Gulf Power

	ECUA Water	\$48,000	Was Listed As Just Water
	Employee Healthcare	\$12,000	
	Fl. License Reg. DBPR, Health Dept. Pool, Submerged	\$0	Not Previously Listed
	Xtreme Plumbing Sewer	\$0	Not Previously Listed
Total		\$600,055	
	Transfer to Reserves	\$87,696	100%
Total Expenses		\$687,751	
	MONTHLY ASSESSMENTS TO UNITS		
	RIVER 1BR	\$596	
	CABLE/INTERNET	\$68	
	RESERVE	\$102	
	Monthly Total Due	\$766	Combined 1 Bedroom Monthly Association Dues \$7,760
	RIVER 2BR	\$958	
	CABLE/INTERNET	\$68	
	RESERVE	\$164	
	Monthly Total Due	\$1,190	Combined 2 Bedroom Monthly Association Dues \$24,000
	RIVER 3BR	\$1,101	
	CABLE/INTERNET	\$68	
	RESERVE	\$188	
	Monthly Total Due	\$1,357	Combined 3 Bedroom Monthly Association Dues \$21,872
	POOL ASSESSMENT	\$260,300	JANUARY FEBRUARY MARCH (3 MONTH CATCH-UP) WITH A 1 TIME PAYMENT BROKEN DONE BY UNIT
	10 - 1BEDROOM UNITS	10 X \$3,225.02 = \$32,250.20	3 PAYMENTS PER UNIT TOTAL OF \$1,074.88 TOTALING \$3,225.02 FOR COMBINED PAYMENTS OF 1BR UNITS X 10 MARCH, JUNE & SEPTEMBER
	20 - 2BEDROOM UNITS	20 X \$5189.64 =\$103,792.80	3 PAYMENTS PER UNIT TOTAL OF \$1729.88 TOTALING \$5189.64 FOR COMBINED 2BR UNITS X 20 MARCH, JUNE & SEPTEMBER
	16 - 3BEDROOM UNITS	16 X \$5,967.40 =\$95,478.40	3 PAYMENTS PER UNIT TOTAL OF \$1,988.86 TOTALING \$5,967.40 FOR COMBINED 3BR UNITS X 16 MARCH, JUNE & SEPTEMBER
	TOTAL 46 UNITS	\$231,385	TOTAL \$231,384.58