	River Oaks of PBC HOA, Inc			
	Proposed Budget			
	January 1, 2025 - December 31, 2025			
		Approved Budget 2024		**Proposed Budget 2025**
	EXPENSES			
	Administrative			
500000	Legal	15,000		15,000
500800	Travel Expense/Mileage	650		400
501000	Postage/Office Expense	6,100		3,500
501500	Accounting	3,000		3,000
504000	Bad Debt Expense	8,640		5,000
515000	Telephone	3,060		800
	Total Administrative	36,450		27,700
	Utilities			
503000	Licenses/Fees/Permits	561		600
513500	Electricity	36,600		41,000
514500	Water & Sewer	3,300		2,500
520000	Cable T.V.	286,359		315,000
	Total Utilities	326,820		359,100
	Lawn/Pest			
525000	Pest Control	9,000		9,000
525500	Lawn Service	100,000		120,000
528000	Irrigation - Contract/Repairs	15,000		10,000
544500	Tree Pruning/Sod/Mulch/Bu	72,300		70,000
	Total Lawn/Pest	196,300		209,000
	Pool/Clubhouse			
556500	Pool/Spa Repairs	7,000		5,000
557000	Clubhouse Repairs	1,000		3,000
	Total Pool/Clubhouse	8,000		8,000
	Property Management			
522500	Management Fee	42,840		42,840
599200	Maintenance	61,608		80,000
	Total Property Management	104,448		122,840
	Repairs & Maintenance			
557500	Repairs & Maintenance	28,800		10,000
	Total Repairs & Maintenan	28,800		10,000
	Insurance			
502000	Insurance	450,114		473,000
	Total Insurance Expenses	450,114		473,000
	Reserves			
600000	Reserve - Roof	187,621		187,621
600500	Reserve - Painting	44,529		44,529
600600	Reserves - Pool	9,691		9,691
653500	Reserve - Hurricane	1,958		1,959
654000	Reserve - Roads	50,988		50,988
655000	Reserve- Replace & Restor	12,484		12,484
657500	Reserves - Clubhouse Refu	8,040		8,040
659500	Reserve - Perimeter Hedge	4,362		4,362
	Total Reserves	319,673		319,673
	TOTAL EXPENSES	1,470,605		1,529,313
	INCOME			
400000	Maintenance Fees	1,359,605		1,426,313
404000	Screening Fee	3,000		3,000
490001	Prior Years Excess	108,000		100,000
	TOTAL REVENUE	1,470,605		1,529,313
	266 Units	1,278		1,341
	* The monthly Management Fee as stated in this line item in this signed, approved budget shall be the ar			
	and thus modify the Management Agreement between the Association and Ur			Sign

River Oaks of PBC HOA, Inc
Reserve Schedule - 2025

	Estimated Life	Estimated Replacement Cost	Estimated Remaining Useful Life	Estimated Balance 12/31/2023	Reserve Required 2024
Roof	25 Years	3,589,625	11 Years	1,525,796	187,621
Painting	7 Years	263,810	1 Years	219,281	44,529
Paving	25 Years	1,190,730	17 Years	323,940	50,988
Pool	15 Years	110,346	8 Years	32,819	9,691
Clubhouse		52,460	2 Years	36,381	8,040
Replace/Restore		373,073	25 Years	60,964	12,484
Perimeter Hedge		45,000	7 Years	14,468	4,362
Hurricane Reserve		30,000	6 Years	18,249	1,959
Sign Replacement				16,625	
Irrigation Certification				7,805	
					$ 319,672.41