

Riverwind Cove Homeowners Association, Inc.  
Annual Operating Budget

Account	Category	2025 budget	2026 budget
	INCOME		
	Maintenance Fees	89,544	97,944
	Cable Income	38,000	39,000
	Application Fees	3,000	2,000
	Other Income		
	Total Income	130,544	138,944
	EXPENSES		
	Administrative Expenses		
	Corporate Filing Fees	500	600
	Management/Account	0	0
	Office Expense	1,000	1,100
	Website Expenses	1,000	1,100
	Legal Expenses	10,000	10,500
	Acct/Tax Prep	250	250
	Utilities	0	
	Electric	4200	4,300
	Cable/Internet	38,000	39,000
	Insurance		
	Insurance	4000	4,200
	Building Maintenance		
	General Maintenance	10,000	10,300
	Exterminating	500	600
	Grounds Maintenance		
	Lake/Pond Maintenance	4200	4200
	Mulch	3700	5000
	Preserve Maintenance	10,500	10,500
	Sign Maintenance	125	150
	Tree Trimming/Island I	2500	2700
	Landscape Contract	20,000	22,000
	Miscellaneous		
	Social Expe Sympathy	500	500
	Hurricane Expenses	0	0
	Total Operating Expen:	108,475	117,000
	Reserve Funding		
	TOTAL EXPENSES	108,475	117,000

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.