

**Shady Dell Riverview South**  
**ADOPTED 2026 Budget**  
 January through December 2026

	<u>2025 Budget</u>		<u>Operating at 50% Non SIRS Funding Per Member Vote</u>	
<b>Income</b>				<b>Monthly</b>
4000 · Monthly Assessments				
1 Bedroom	\$139,968.00		\$139,968.00	\$11,664.00
2 Bedroom	\$249,048.00		\$249,048.00	\$20,754.00
3 Bedroom	\$51,336.00		\$51,336.00	\$4,278.00
<b>Total Operating Assessment</b>	<u>\$440,352.00</u>		<u>\$440,352.00</u>	\$36,696.00
Special Assessment for SIRS Reserves 2024				
Special Assessment 1 Bed	\$0.00	<b>Monthly for</b>	<b>\$432.00</b>	
Special Assessment 2 Bed	\$0.00	<b>2025 Regular</b>	<b>\$576.50</b>	
Special Assessment 3 Bedroom	\$0.00	<b>Assessment</b>	<b>\$713.00</b>	
<b>Total 4000 · Monthly Assessments</b>	\$440,352.00			
<b>Expense</b>				
6000 · Utilites				
6010 · TV/Cable	50727		50727	4227.25
6020 · Water/Sewer	26000		26000	2166.666667
6030 · Electric Bldg A, B, clubhouse	7940		7940	661.6666667
6040 · Refuse	5838		5838	486.5
6050 · Recycle	2457		2457	204.75
6060 · Phones - Elevator	2050		2050	170.8333333
6070 · Yard Waste	490		490	40.83333333
<b>Total 6000 · Utilites</b>	<u>95502</u>		<u>95502</u>	7958.5
6300 · Grounds				0
6310 · Lawn Contract	13110		13110	1092.5
6320 · Grounds Supplies	1750		1750	145.8333333
6330 · Grounds Maint/Labor	3000		3000	250
6340 · Sprinkler Contract	1323		1323	110.25
6360 · Pool Contract	6300		6300	525
6370 · Pool Supplies/Maint	1050		1050	87.5
<b>Total 6300 · Grounds</b>	<u>26533</u>		<u>26533</u>	2211.083333
6500 · Building				0
6510 · Repair/Supplies	6490		6490	540.8333333
6520 · Termite Bond	1967		1967	163.9166667
6530 · Elevator Contract	2700		2700	225
6540 · Elevator Repairs & Inspt	1470		1470	122.5
6550 · Clubhouse Supplies/Maint.	840		840	70
<b>Total 6500 · Building</b>	<u>13467</u>		<u>13467</u>	1122.25
6600 · Administrative				0
6610 · Insurance	96933		96933	8077.75
6620 · Reserves Non -SIRS	56736		56736	4728
6620-2 Reserves SIRS REQUIRED	140112		140112	11676
6630 · Taxes/permits/fees	2500		2500	208.3333333
6640 · Accounting	4644		4644	387
6641 · Mgmt Consulting Svcs	2500		2500	208.3333333
6650 · Legal Fees	500		500	41.66666667
6660 · Postage	400		400	33.33333333
6670 · Office Supplies & Printing	525		525	43.75
<b>total 660 Administrative</b>	<u>304850</u>		<u>304850</u>	25404.16667
<b>Total Expense</b>	<u>440352</u>		<u>440352</u>	36696
<b>OPERATING BUDGET AMOUNT</b>			<b>242504</b>	
<b>NON-SIRS AMOUNT</b>			<b>57736</b>	
<b>SIRS</b>			<b>140112</b>	
<b>TOTAL COMBINED 2025 BUDGET</b>			<b>440352</b>	