



Riverbrooke of Suwannee

2026 Budget & Sept 2025 Financials – Comprehensive Review

Prepared for Board Presentation & Homeowner Transparency

Key Point: Assessments remain unchanged for 2026 (~\$53.80 per unit per month) while realigning spending for stability. Landscaping contract increased to eliminate surprise repair spending. Reserve contribution adjusts slightly while maintaining a strong reserve position. Management contract reductions and improved cost consolidation offset increases elsewhere.

2025 → 2026 Budget Change Highlights

Category	2025 Budget	2026 Budget	% Change	Notes (Primary Drivers)
Assessments (Income)	\$379,600	\$379,600	0%	No dues increase. Maintains affordability and stability.
Landscaping Contract	\$18,240	\$22,524	+23.5%	Rolls in prior one-off landscaping repairs & improvements to prevent unpredictable billing.
Pool Contract	\$14,500	\$15,500	+6.9%	Targets stability and reduces large repair swings seen in 2025.
Reserve Contribution	\$54,577	\$49,489	-9.3%	Reserves remain strong; contribution adjusted to match updated reserve needs.
Management Contract	\$39,672	\$36,000	-9.3%	Successful negotiation of lower administrative cost while maintaining service level.
Trash Removal	\$148,308	\$148,308	0%	Largest cost driver. Primary long-term savings opportunity.

Sept 2025 YTD Actuals – Key Variances to Monitor

Category	YTD Actual	Annual Budget	Variance	Notes
Pool Supplies & Repair	\$15,356.60	\$1,500	+\$13,856.60	Significant non-routine repairs in 2025. 2026 contract aims to stabilize this.
Water & Sewer	\$12,180.54	\$3,198	+\$8,982.54	Likely irrigation scheduling / leak driven. 2026 plan includes irrigation repair funding.
Camera & Security Measures	\$7,588.13	\$3,000	+\$4,588.13	Scope growth + equipment replacement. Suggest phased plan with CAPEX separation.
Property Tax	\$2,381.30	\$150	+\$2,231.30	Requires verification of parcel classification with county to prevent recurrence.

Current Reserves & Liquidity

Operating Cash: **\$181,910.45**

Reserve Cash: **\$52,889.43**

CD Investments: **≈ \$265,000+**

Total Liquid + Reserve Assets: **\$459,569.64**

This reserve position is considered strong for current amenities. Reserve contribution reduction is strategic, not a shortfall.

Risks, Opportunities & Recommendations

- **Trash Removal:** Largest cost. Formal rebid recommended.
- **Irrigation & Water:** Install timers / moisture sensors to reduce wasted water.
- **Pool Maintenance:** Track contract vs. out-of-scope repairs to prevent repeat spikes.
- **Security System:** Move security camera upgrades to capital improvement cycle, not operating.

Frequently Asked Questions

Are dues increasing? No.

Why did landscaping increase? To absorb project costs that previously appeared as unpredictable extras.

Are reserves low? No. Reserves remain strong and continue to accrue interest.

Can trash costs be reduced? Yes, but requires strategic rebidding.