

River Bridge Property Owner's Association, Inc.  
100 River Bridge Boulevard  
Greenacres, Florida 33413-2029  
(561) 968-6054 • Fax (561) 968-1389



**RIVER  
BRIDGE**

To: River Bridge POA Members  
From: River Bridge President  
Date: November 8, 2024  
Re: Proposed 2025 River Bridge POA Budget

We are pleased to present the proposed 2025 River Bridge Property Owners Association Budget which was approved for mailing to the members at the October 26, 2024, Board of Governor's Meeting.

**No Increase of Assessment:** We have worked hard to keep our vendors with minimum increases and the reduction for Insurance plus another year of no increase to the Opticaltel (now known as Fibernow). The current assessment of \$771.00 per quarter will remain the same for 2025.

**Reserves:** Management continues to maintain our reserve schedule. In 2025 we will reserve \$227,000. This will give an annual amount of \$654,371.89.

**Budget Approval:** The 2025 Proposed Budget will be voted on by the Board of Governor's at their November 23, 2024, meeting. Members, if so inclined, are encouraged to discuss the budget during the open session at the beginning of the meeting. Members are also encouraged to discuss the budget with their Association Governor's, as this person will be representing their members during this vote on the Motion to Approve the Budget.

Sincerely,

  
Jack Christman

President, River Bridge Property Owners Association





Expenses: Lakes					
Act	Description	2024 Budget	9 Month Actual	Variance	2025 Proposed Budget
51-5100	Lake Maintenance	\$ 65,400.00	\$ 49,049.28	\$ (0.96)	\$ 70,500.00
51-5105	Lake Maintenance Repair	\$ 5,000.00	\$ 5,800.86	\$ 2,734.48	\$ 5,000.00
51-5110	Littoral Plantings	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ 2,500.00
Total: Lakes		\$ 72,900.00	\$ 54,850.14	\$ 233.52	\$ 78,000.00

Expenses: Building Ops and Maintenance					
Act	Description	2024 Budget	9 Month Actual	Variance	2025 Proposed Budget
52-5200	Cleaning Company	\$ 33,000.00	\$ 21,760.70	\$ (3,985.73)	\$ 35,000.00
52-5205	Janitorial Supplies	\$ 20,000.00	\$ 15,328.70	\$ 4,38.27	\$ 22,000.00
52-5210	Pest Control Contract	\$ 4,620.00	\$ 1,810.15	\$ (2,206.47)	\$ 2,400.00
52-5215	Wildlife Control	\$ 5,000.00	\$ 1,800.00	\$ (2,600.00)	\$ 5,000.00
52-5220	Trash Removal	\$ 9,200.00	\$ 5,686.30	\$ (1,618.27)	\$ 10,000.00
52-5225	A/C Service Contract & Repairs	\$ 13,000.00	\$ 5,082.50	\$ (6,223.33)	\$ 13,000.00
52-5230	Plumbing Repairs & Parts	\$ 6,000.00	\$ 812.50	\$ (4,916.67)	\$ 4,000.00
52-5235	Electrical & Lighting	\$ 11,000.00	\$ 6,026.02	\$ (2,965.31)	\$ 10,000.00
52-5240	Fire/Burgular Alarm & Service	\$ 6,000.00	\$ 6,057.07	\$ 2,076.09	\$ 9,000.00
52-5245	Golf Cart Repair	\$ 1,000.00	\$ 1,284.00	\$ 712.00	\$ 1,500.00
52-5250	Sign Maintenance	\$ 1,200.00	\$ -	\$ (1,200.00)	\$ 1,200.00
52-5255	Generator Contract	\$ 2,000.00	\$ 1,369.60	\$ (173.87)	\$ 2,000.00
52-5260	Generator Repairs	\$ 2,000.00	\$ -	\$ (2,000.00)	\$ 2,000.00
52-5265	Building Maintenance	\$ 30,000.00	\$ 18,988.82	\$ (4,681.57)	\$ 40,000.00
52-5270	Road & Sidewalk Repairs	\$ 6,000.00	\$ -	\$ (6,000.00)	\$ 6,000.00
52-5275	Pressure Cleaning	\$ 9,300.00	\$ 3,400.00	\$ (4,766.67)	\$ 11,000.00
52-5280	Kubota Lease	\$ 7,000.00	\$ 5,224.32	\$ (34.24)	\$ 7,000.00
52-5285	Kubota Maintenance	\$ 4,000.00	\$ 2,407.40	\$ (790.13)	\$ 4,000.00
Total: Building Operations		\$ 170,320.00	\$ 97,038.08	\$ (40,935.89)	\$ 185,100.00



Act	Description	2024 Budget	9 Month Actual	Variance	2025 Proposed Budget
<b>Expenses: Landscaping</b>					
53-5300	Landscape Replacement	\$ 6,200.00	\$ 11,957.00	\$ 9,742.67	\$ 15,000.00
53-5305	Tree Trimming Contract	\$ 48,000.00	\$ 37,110.91	\$ 1,481.21	\$ 26,000.00
53-5310	Sod	\$ 3,000.00	\$	\$ (3,000.00)	\$ 3,000.00
53-5315	Lawn Care Contract	\$ 167,000.00	\$ 122,095.00	\$ (4,206.67)	\$ 165,000.00
53-5320	Mulch Contract	\$ 3,000.00	\$	\$ (3,000.00)	\$ 3,000.00
53-5325	Irrigation Repairs & Maint.	\$ 22,000.00	\$ 9,562.41	\$ (9,250.12)	\$ 16,000.00
<b>Total: Landscaping</b>					
		\$ 249,200.00	\$ 180,725.32	\$ (8,232.91)	\$ 228,000.00

Act	Description	2024 Budget	9 Month Actual	Variance	2025 Proposed Budget
<b>Expenses: Security</b>					
54-5400	Security Contract	\$ 365,000.00	\$ 270,789.91	\$ (3,946.79)	\$ 354,000.00
54-5405	Gate Service Repair	\$ 15,000.00	\$ 8,165.98	\$ (4,112.03)	\$ 15,000.00
54-5410	Camera Repair	\$ 7,500.00	\$ 1,085.00	\$ (6,053.33)	\$ 5,000.00
54-5415	Transponders/Gate Cards	\$ 20,000.00	\$ 5,777.33	\$ (12,296.89)	\$ 20,000.00
54-5420	ABDI Software	\$ 7,000.00	\$ 5,779.50	\$ 706.00	\$ 7,000.00
<b>Total: Security</b>					
		\$ 414,500.00	\$ 291,597.72	\$ (25,703.04)	\$ 401,000.00

Act	Description	2024 Budget	9 Month Actual	Variance	2025 Proposed Budget
<b>Expenses: Utilities</b>					
55-5500	Electricity	\$ 100,000.00	\$ 59,996.76	\$ (20,004.32)	\$ 80,000.00
55-5505	Cable Expense	\$ 1,215,517.08	\$ 911,189.82	\$ (597.32)	\$ 1,215,517.08
55-5510	Propane/Natural Gas	\$ 37,000.00	\$ 17,378.79	\$ (13,828.28)	\$ 37,000.00
55-5515	Water & Sewer	\$ 20,000.00	\$ 17,365.19	\$ 3,153.59	\$ 23,000.00
55-5520	Telephones	\$ 4,600.00	\$ 3,245.42	\$ (272.77)	\$ 5,200.00
<b>Total Utilities</b>					
		\$ 1,377,117.08	\$ 1,009,175.98	\$ (31,549.11)	\$ 1,360,717.08

Act	Description	2024 Budget	9 Month Actual	Variance	2025 Proposed Budget
<b>Expenses: Recreation</b>					
56-5600	Pool Service Contract	\$ 25,000.00	\$ 16,000.00	\$ (3,666.67)	\$ 30,000.00
56-5605	Pool Repair & Maintenance	\$ 25,000.00	\$ 10,691.18	\$ (10,745.09)	\$ 25,000.00
56-5610	Recreation Equipment R&M	\$ 4,000.00	\$ 946.29	\$ (2,738.28)	\$ 4,000.00
56-5615	Gym Equipment R&M	\$ 2,500.00	\$ 1,952.40	\$ 103.20	\$ 3,000.00
56-5620	Tennis Court R&M	\$ 4,000.00	\$ 4,487.23	\$ 1,982.97	\$ 6,000.00
56-5625	Gym Equipment Maint Cont	\$ 6,400.00	\$ 277.94	\$ (6,029.41)	\$ 1,000.00
<b>Total: Recreation</b>					
		\$ 66,900.00	\$ 34,355.04	\$ (21,093.28)	\$ 69,000.00

Act	Description	2024 Budget	9 Month Actual	Variance	2025 Budget
<b>ANNUAL RESERVE AND CAPITAL FUNDING</b>					
80-8000	Annual Reserve Funding	\$ 150,000.00	\$ 100,000.00	\$ (16,666.67)	\$ 227,000.00
<b>Total Reserve Funding</b>		<b>\$ 150,000.00</b>	<b>\$ 100,000.00</b>	<b>\$ (16,666.67)</b>	<b>\$ 227,000.00</b>

Act	Description	2024 Budget	9 Month Actual	Variance	2025 Proposed Budget
<b>Expenses: Social &amp; Admin</b>					
57-5700	Seminars	\$ 500.00	\$ -	\$ (500.00)	\$ 500.00
57-5705	Misc Supplies/Equipment	\$ 3,600.00	\$ 4,314.59	\$ 2,152.79	\$ 5,000.00
57-5710	SPC Food Catering/Drinks	\$ 15,000.00	\$ 4,649.76	\$ (8,800.32)	\$ 15,000.00
57-5715	Decoration	\$ 4,000.00	\$ 1,405.92	\$ (2,125.44)	\$ 5,000.00
57-5720	Special Events	\$ 5,000.00	\$ 208.81	\$ (4,721.59)	\$ 5,000.00
			\$ -		
57-5725	Monthly Newsletter Printing	\$ 21,000.00	\$ 14,092.74	\$ (2,209.68)	\$ 21,000.00
57-5730	Newsletter Postage	\$ 7,260.00	\$ 5,836.49	\$ 521.99	\$ 7,700.00
<b>Total: Social &amp; Admin</b>		<b>\$ 56,360.00</b>	<b>\$ 30,508.31</b>	<b>\$ (15,682.25)</b>	<b>\$ 59,200.00</b>



BUDGET SUMMARY				Totals	Quarterly
Total Income	\$ 3,573,256.00	\$ 893,314.00			
Less Expenses:		\$ -			
POA Operations	\$ 965,000.00	\$ 241,250.00			
Lakes	\$ 78,000.00	\$ 19,500.00			
Building Operations	\$ 185,100.00	\$ 46,275.00			
Landscaping	\$ 228,000.00	\$ 57,000.00			
Security	\$ 401,000.00	\$ 100,250.00			
Utilities	\$ 1,360,717.08	\$ 340,179.27			
Recreation	\$ 69,000.00	\$ 17,250.00			
Social & Admin	\$ 59,200.00	\$ 14,800.00			
Reserve Funding	\$ 227,000.00	\$ 56,750.00			
Total Expenses	\$ 3,573,017.08	\$ 893,254.27			
Net Income	\$ 238.92	\$ 59.73			
Proposed 2025 Quarterly Assessments - 1134 Homes					\$771.00
Reserve Analysis			Projected 12/31/2024 Balance	2025 Budgeted Contribution	2025 Funds Available
25-2500 Buildings	\$ 101,132.24	\$ 40,000.00	\$ 141,132.24	\$ 141,132.24	\$ 141,132.24
25-2505 Roads	\$ 178,885.35	\$ 47,000.00	\$ 225,885.35	\$ 225,885.35	\$ 225,885.35
25-2510 MEP	\$ 31,957.39	\$ 70,000.00	\$ 101,957.39	\$ 101,957.39	\$ 76,957.39
25-2515 Grounds	\$ 271,246.45	\$ 30,000.00	\$ 301,246.45	\$ 301,246.45	\$ 201,246.45
25-2520 Recreation	\$ 9,150.46	\$ 40,000.00	\$ 49,150.46	\$ 49,150.46	\$ 9,150.46
Total	\$ 592,371.89	\$ 227,000.00	\$ 819,371.89	\$ 819,371.89	\$ 654,371.89
2025 Reserve Projects					
25-2515 Landscaping Phase 6//Root	\$ 50,000.00				\$ 50,000.00
25-2520 South Pool Resurfacing	\$ 20,000.00				\$ 20,000.00
25-2520 Play Ground Equipment	\$ 20,000.00				\$ 20,000.00
25-2510 Gate Repairs	\$ 25,000.00				\$ 25,000.00
25-2515 Fencing	\$ 50,000.00				\$ 50,000.00
TOTAL	\$ 165,000.00				\$ 165,000.00