

**The Riverview Association, Inc.**

**Approved 2025 Budget**

**Income**

<b>Account</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	
Quarterly Assessment Income - Main	266,328	329,590	
Quarterly Assessment Income - Parking	13,554	1,690	
Reserve income - Main	64,472	32,346	
Reserve income - Parking	20,760	3,941	
6465 Other Income		1,000	
6905 Reserve Interest Income	6,869	10,658	
<b>Income Total</b>	<b>\$371,983</b>	<b>\$379,225</b>	

**Expense**

<b>Account</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	
Management Fees	21,000	18,000	
Accounting Fees	2,200	3,500	
Legal Fees	6,000	12,000	
Maint./Handyman Services	21,000	23,712	
Janitorial Services	9,500	10,816	
Lawn Service	8,500	7,560	
Pest Control	2,950	2,400	
Fire Alarm/Extinguisher Insp.	500	600	
Elevator Contract	6,500	7,000	
Insurance - Main	73,028	82,792	
Insurance - Parking	13,554	1,690	
Misc. Expense	750	1,000	
Other Taxes & Fees	1,000	1,600	
Interest paid	-	3,200	
State License	550	600	
Office Supplies & Printing	1,400	3,000	
Electricity	6,500	7,440	
Cable	27,000	35,520	
Water & Sewer	34,000	31,200	
Telephone	2,200	2,300	
Web Site Hosting	750	850	
Appliance Purchase & Repair	2,500	6,000	
Plumbing Repairs	3,000	4,000	
Janitorial Supplies	500	500	
Landscaping Supplies	4,750	4,500	
Roof Repairs	1,000	1,000	
Elevator Repair	2,500	2,500	
Unit Repairs	1,000	12,000	
Common Area Repair	3,750	6,000	
Renovation	-	-	
Special Projects 1	-	18,000	
Special Projects 2	10,000	6,000	
Contingency Build	12,000	15,000	
Reserve Expense	92,101	46,945	
<b>Expense Total</b>	<b>371,983</b>	<b>379,225</b>	<b>2%</b>
<b>Expense Operating</b>	<b>279,882</b>	<b>332,280</b>	<b>19%</b>
<b>Profit / (Loss)</b>			