

	A	B	C	D	E
1	THE RIVERVIEW ASSOCIATION				
2	2026 BUDGET -APPROVED				
3					
4			2025		2026
5			Approved		Approved
6			Budget		Budget
7	INCOME:				
8	Assessment Income		329,590		344,617
9	Assessment Income Parking		1,690		1,636
10	Rserve Income		32,346		45,917
11	Reserve Income Parking		3,941		2,769
12	Other income		1,000		
13	Reserve Interest Income		10,658		
14	INCOME TOTAL:		379,225		394,939
15					
16	EXPENSES:				
17	Administrative				
18	Insurance		82,792		75,000
19	Insurance - Parking		1,690		1,636
20	Interest Paid finance insurance		3,200		3,500
21	Audit/Accounting Fees		3,500		6,000
22	Dues/Fees/License		1,600		1,600
23	Legal		12,000		5,500
24	Management Fees		18,000		21,000
25	Office Expense		3,000		2,800
26	Tax		1,600		1,500
27	Website		850		850
28					
29	Building Maintenance				
30	Appraisal/Wind Mitigation				2,000
31	Fire Alarm Inspection		600		950
32	Pest Control		2,400		2,376
33	Ongoing Building Repairs				12,068
34	Plumbing Repairs		4,000		4,864
35	Janitorial		10,816		11,440
36	Janitorial Supplies		500		500
37	Maint/Handyman Services		23,712		25,000
38	Intercom System				1,500
39	Elevator Contract		7,000		7,000
40	Elevator Maintenance/Repair		2,500		500
41	Appliance Purchase/Repair		6,000		1,500
42	Roof Repairs		1,000		5,000
43	Unit Repairs		12,000		7,500
44					
45	Utilities				
46	Electric		7,440		8,500
47	Water/Sewer		31,200		45,000
48	Cable		35,520		42,000
49	Telephone		2,300		2,000
50					
51	Common Grounds				
52	Lawn		7,560		1,669
53	Landscape Supplies		4,500		4,500
54	Common Area Repairs		6,000		6,000
55					
56	Special Project 1		18,000		10,000
57	Special Project 2		6,000		10,000
58	Contingency Building		15,000		15,000
59					
60	TOTAL OPERATING EXPENSE		332,280		346,253
61	RESERVE CONTRIBUTION		46,945		48,686
62	TOTAL EXPENSE		379,225		394,939
63	TOTAL INCOME		379,225		394,939