

Riverwalk Place Owners Association 2025 Actuals and 2026 Budget

Riverwalk Place 2025 Actuals and 2026 Budget

Income	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Association Fees	\$ 46,909.66	\$ 7,481.66	\$ 7,257.66	\$ 41,387.66	\$ 11,041.66	\$ 7,257.66	\$ 52,363.60	\$ 7,369.66	\$ 11,181.66	\$ 39,615.66	\$ -	\$ -	\$ 231,866.54
Internet Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.88	\$ 68.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144.61
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,834.18	\$ -	\$ -	\$ 2,834.18
Total Operating Income	\$ 46,909.66	\$ 7,481.66	\$ 7,257.66	\$ 41,387.66	\$ 11,041.66	\$ 7,333.54	\$ 52,432.33	\$ 7,369.66	\$ 11,181.66	\$ 42,449.84	\$ -	\$ -	\$ 234,845.33

Expense	January	February	March	April	May	June	July	August	September	October	November***	December***	TOTAL
Accounting	\$0.00	\$0.00	\$0.00	\$755.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$755.00
Cleaning	\$1,200.00	\$1,500.00	\$0.00	\$2,400.00	\$1,200.00	\$1,500.00	\$1,200.00	\$1,875.00	\$1,500.00	\$1,240.00	\$1,200.00	\$1,200.00	\$16,015.00
Dumpster Service	\$654.00	\$654.00	\$489.00	\$654.00	\$654.00	\$654.00	\$654.00	\$654.00	\$754.00	\$654.00	\$654.00	\$654.00	\$7,783.00
Elevator	\$302.84	\$302.84	\$302.84	\$452.84	\$522.84	\$302.84	\$302.84	\$4,022.84	\$302.84	\$302.84	\$302.84	\$302.84	\$7,724.08
Fire Alarm/Extinguishers	\$240.00	\$685.00	\$0.00	\$240.00	\$648.01	\$0.00	\$240.00	\$250.00	\$0.00	\$240.00	\$0.00	\$240.00	\$2,783.01
Grounds Maintenance	\$1,294.74	\$1,294.74	\$0.00	\$2,589.48	\$1,294.74	\$1,294.74	\$1,294.74	\$1,294.74	\$1,294.74	\$1,294.74	\$1,294.74	\$1,294.74	\$15,536.88
Insurance - Flood	\$7,549.23	\$3,682.55	\$0.00	\$7,365.10	\$0.00	\$3,866.68	\$7,365.10	\$3,682.55	\$0.00	\$3,866.68	\$0.00	\$3,866.68	\$41,244.57
Insurance-Property Liability	\$5,405.34	\$5,405.34	\$5,405.34	\$5,405.34	\$5,405.34	\$5,405.34	\$5,405.34	\$5,405.34	\$7,905.34	\$8,000.00	\$5,405.34	\$5,405.34	\$69,958.74
Internet Service	\$0.00	\$483.88	\$0.00	\$947.43	\$3,430.00	\$0.00	\$240.00	\$0.00	\$0.00	\$240.00	\$0.00	\$240.00	\$5,581.31
Landscape	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,215.15	\$0.00	\$0.00	\$11,215.15
Maintenance & Repairs	\$0.00	\$10,188.99	\$0.00	\$5,612.20	\$5,745.00	\$15,637.41	\$0.00	\$317.04	\$3,621.45	\$462.83	\$0.00	\$500.00	\$42,084.92
Management fees	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
Office Expense & Supplies	\$0.00	\$2.30	\$1.15	\$0.00	\$0.00	\$2.30	-\$7.34	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$23.41
Pest Control	\$350.00	\$115.00	\$115.00	\$350.00	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	\$1,630.00
Power	\$613.32	\$719.29	\$0.00	\$1,417.57	\$585.29	\$534.45	\$563.74	\$565.36	\$567.58	\$575.97	\$570.00	\$570.00	\$7,282.57
Reserves	\$3,553.25	\$3,553.25	\$3,553.25	\$3,553.25	-\$8,281.29	-\$19,429.57	\$3,553.25	\$3,553.25	\$3,553.25	\$3,553.25	\$3,553.25	\$3,553.25	\$7,821.64
Security	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$249.99	\$0.00	\$0.00	\$0.00	\$1,449.99
Taxes - Business Privilege	\$0.00	\$180.00	\$831.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,011.00
Telephone	\$473.73	\$0.00	\$0.00	\$107.52	\$68.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$649.98
Water/Carbage	\$557.01	\$760.13	\$1,465.62	\$1,889.75	-\$326.05	\$2,322.13	\$669.82	-\$325.82	-\$40.16	\$1,801.48	-\$400.00	-\$400.00	\$7,973.91
Total Operating Expense	\$23,193.46	\$30,527.31	\$13,163.20	\$34,739.48	\$11,946.61	\$13,090.32	\$24,031.49	\$22,294.30	\$20,709.03	\$34,796.94	\$13,605.17	\$18,426.85	\$260,524.16

	Budgeted 2025	Actuals 2025	Budget 2026
Accounting	\$750.00	\$755.00	\$ 755.00
Cleaning	\$0.00	\$16,015.00	\$ 16,100.00
Dumpster Service	\$7,600.00	\$7,783.00	\$ 7,600.00
Elevator	\$5,500.00	\$7,724.08	\$ 7,750.00
Fire Alarm/Monitoring	\$2,500.00	\$2,783.01	\$ 2,800.00
Grounds Maintenance	\$20,600.00	\$15,536.88	\$ 16,000.00
Insurance - Flood	\$39,000.00	\$41,244.57	\$ 42,000.00
Insurance-Property Liability	\$66,258.88	\$69,958.74	\$ 85,000.00
Internet Service	\$1,750.00	\$5,581.31	\$ 960.00
Landscape	\$18,000.00	\$11,215.15	\$ 13,000.00
Maintenance & Repairs	\$11,000.00	\$42,084.92	\$ 25,000.00
Management Fee	\$12,000.00	\$12,000.00	\$ 12,000.00
Office Expense & Supplies	\$100.00	\$23.41	\$ 100.00
Pest Control	\$1,400.00	\$1,630.00	\$ 1,500.00
Power	\$8,000.00	\$7,282.57	\$ 8,000.00
Reserves	\$42,639.00	\$7,821.64	\$ 42,639.00
Security	\$350.00	\$1,449.99	\$ 1,500.00
Taxes - Business Privilege	\$0.00	\$1,011.00	\$ 1,000.00
Telephone	\$3,820.00	\$649.98	\$ 700.00
Water	\$2,500.00	\$7,973.91	\$ 8,000.00
Totals	\$243,767.88	\$260,524.16	\$ 272,404.00

2026 Fees	% Ownership	Budget	Annual Total	Quarterly Fee
Commercial	34.40%	\$272,404.00	\$ 93,706.98	\$ 23,426.74
1101	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
1102	2.90%	\$272,404.00	\$ 7,899.72	\$ 1,974.93
1103	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
1104	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
1201	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
1202	2.90%	\$272,404.00	\$ 7,899.72	\$ 1,974.93
1203	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
1204	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
2101	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
2102	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
2103	2.90%	\$272,404.00	\$ 7,899.72	\$ 1,974.93
2104	2.80%	\$272,404.00	\$ 7,627.31	\$ 1,906.83
2105	2.90%	\$272,404.00	\$ 7,899.72	\$ 1,974.93
2106	2.90%	\$272,404.00	\$ 7,899.72	\$ 1,974.93
2107	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
2201	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
2202	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13
2203	2.90%	\$272,404.00	\$ 7,899.72	\$ 1,974.93
2204	2.80%	\$272,404.00	\$ 7,627.31	\$ 1,906.83
2205	2.80%	\$272,404.00	\$ 7,627.31	\$ 1,906.83
2206	2.90%	\$272,404.00	\$ 7,899.72	\$ 1,974.93
2207	3.10%	\$272,404.00	\$ 8,444.52	\$ 2,111.13

\*\*\*We estimated the final 2 months of the year.