



October 28, 2025

TO: All Beerline River Homes Condominium Owners

RE: 2026 Approved Budget

For your review, use, and file, we have enclosed the 2026 Approved Budget and Schedule of Monthly Maintenance Fees by Unit.

After reviewing the Association's financial status, the Board of Directors has resolved that your monthly condominium fees will increase by 3% for the 2026 fiscal year. This increase will help fund increased Operating costs and contributions to the Reserve Fund.

If we have your bank information on file, we will continue to withdraw the monthly fee from your bank account as we did in 2025. If you pay by check or use online banking to pay your fees, please be sure to use the following mailing address:

Beerline River Homes Condominiums
c/o Hunt Management, Inc.
P.O. Box 1755
Arlington Heights, IL 60006-1755

As always, your Board of Directors and Hunt Management will continue their efforts to maintain and improve the financial and physical soundness of the Association, and both thank you for your continued understanding and support.

Sincerely,

Hunt Management Incorporated,
Management Company for Beerline River Homes Condominium Association, Ltd.

Michael Landre

Michael Landre
Association Manager

Beerline River Homes Condominium Association, Ltd.							
	Account	Description	2025 Budget	Actual 1/1/2025 - 10/20/25	PROJECTED 10/21/25 - 12/21/25	PROJECTED 2025	BUDGET 2026
Operating Accounts							
Income Accounts							
INCOME							
	60-60100-00	ASSOCIATION FEES	\$379,444.00	\$311,581.45	\$63,240.70	\$374,822.15	\$ 390,827.00
	60-60150-00	ROWING CLUB CONTRIBUTION	\$2,872.00	\$0.00	\$478.70	\$2,872.00	\$ 2,872.00
	60-60200-00	SPECIAL ASSESSMENT	\$360,000.00	\$304,836.93	\$60,000.00	\$364,836.93	\$ -
	60-60300-00	LATE FEES	\$0.00	\$447.56	\$0.00	\$447.56	\$ -
	60-60400-00	MISCELLANEOUS	\$0.00	\$194.56	\$0.00	\$194.56	\$ -
	60-60500-00	RESERVE CONTRIBUTION	\$74,000.00	\$338,091.35	\$12,333.30	\$350,424.65	\$ -
OTHER INCOME							
	70-70100-00	INTEREST	\$0.00	\$773.32	\$0.00	\$773.32	\$ 700.00
Income Accounts Total			\$816,316.00	\$955,925.17	\$136,052.70	\$1,094,371.17	\$ 394,399.00
Expense Accounts							
EXPENSES							
	80-80100-00	ACCOUNTING	\$600.00	\$700.00	\$0.00	\$700.00	\$ 700.00
	80-80200-00	LEGAL	\$4,000.00	\$11,422.07	\$666.70	\$12,088.77	\$ 7,000.00
	80-80300-00	MANAGEMENT - FEE	\$23,549.00	\$19,624.20	\$3,924.80	\$23,549.00	\$ 24,255.00
	80-80500-00	ADMINISTRATIVE EXPENSE	\$800.00	\$912.48	\$500.00	\$1,412.48	\$ 1,500.00
	80-80550-00	CTA COMPLIANCE	\$0.00	\$295.00	\$0.00	\$295.00	\$ -
	80-80600-00	UTILITIES	\$20,000.00	\$27,055.03	\$3,333.30	\$30,388.33	\$ 32,000.00
	80-80650-00	ROWING CLUB EXPENSES	\$5,000.00	\$3,887.00	\$1,050.00	\$4,937.00	\$ 6,000.00
	80-80800-00	MAINT. / REPAIR / SUPPLIES	\$26,000.00	\$16,756.76	\$1,000.00	\$17,756.76	\$ 17,000.00
	NEW GL	GARAGE CLEANING	\$0.00	\$710.00	\$0.00	\$0.00	\$ 725.00
	NEW GL	DRYER VENT CLEANING	\$0.00	\$3,400.00	\$0.00	\$0.00	\$ -
	NEW GL	WINDOW CLEANING	\$0.00	\$9,845.00	\$0.00	\$9,845.00	\$ -
	NEW GL	ELEVATOR REPAIRS	\$0.00	\$2,000.00	\$0.00	\$2,000.00	\$ 2,500.00
	NEW GL	ELEVATOR CONTRACT	\$0.00	\$4,480.00	\$0.00	\$0.00	\$ 4,500.00
	NEW GL	HVAC	\$0.00	\$2,276.00	\$0.00	\$2,276.00	\$ 3,200.00
	NEW GL	FIRE & SAFETY	\$0.00	\$1,000.00	\$0.00	\$0.00	\$ 1,000.00
	80-80850-00	JANITORIAL	\$15,000.00	\$9,800.00	\$2,200.00	\$12,000.00	\$ 14,000.00
	80-80900-00	PLUMBING	\$1,000.00	\$2,510.39	\$0.00	\$2,510.39	\$ 2,000.00
	80-81000-00	ROOF	\$8,000.00	\$385.00	\$0.00	\$385.00	\$ 5,000.00
	80-81100-00	LANDSCAPING	\$20,000.00	\$21,298.83	\$0.00	\$21,298.83	\$ 17,000.00
	80-81200-00	SNOW REMOVAL	\$14,000.00	\$9,450.00	\$4,200.00	\$13,650.00	\$ 14,000.00
	80-81300-00	INSURANCE	\$62,717.00	\$45,138.31	\$10,452.80	\$55,591.11	\$ 69,000.00
	80-81400-00	RESERVE	\$148,250.00	\$111,187.53	\$24,708.30	\$135,895.83	\$ 139,269.00
	80-81450-00	RES CONT - ASSESSMENT	\$0.00	\$302,745.94	\$0.00	\$302,745.94	\$ -
	80-81550-00	MEETING ROOM RENTAL	\$0.00	\$350.00	\$0.00	\$350.00	\$ 350.00
	80-81700-00	WATER & SEWER	\$300.00	\$257.67	\$50.00	\$307.67	\$ 300.00
	80-81850-00	LOAN REPAYMENT 2	\$33,000.00	\$27,455.90	\$5,500.00	\$32,955.90	\$ 33,000.00
	80-81900-00	INCOME TAX	\$0.00	\$51.00	\$0.00	\$51.00	\$ 100.00
Expense Accounts Total			\$382,216.00	\$634,994.11	\$57,585.90	\$682,990.01	\$ 394,399.00
Reserve Expense Accounts							
	90-90350-00	MASONRY RESTORATION	\$20,000.00	\$30,875.00		\$30,875.00	\$ 20,000.00
	90-90500-00	PATIO/PORCH REPLACEMENTS	\$100,000.00	\$17,302.50	\$0.00	\$17,302.50	\$ 55,000.00
	90-90575-00	SPECIAL PROJECT 1975 RW	\$0.00	\$70,285.00	\$0.00	\$70,285.00	
	90-90600-00	ROOF - INCLUDING DECKS	\$20,000.00	\$27,800.00	\$0.00	\$27,800.00	\$ 15,000.00
	90-90605-00	GUTTERS	\$5,000.00	\$0.00	\$0.00	\$0.00	
	90-90655-00	AUTO COURT LIGHTING	\$5,000.00	\$0.00	\$0.00	\$0.00	
	90-90710-00	2050 INTERIOR PAINT	\$0.00	\$14,207.00	\$0.00	\$14,207.00	
	90-90720-00	2050 DECK REPAIR/STAINING	\$50,000.00	\$39,493.00	\$0.00	\$39,493.00	
	90-90730-00	2050 CARPETING	\$50,000.00	\$39,700.00	\$0.00	\$39,700.00	
	90-90800-00	CONCRETE REPLACEMENT	\$0.00	\$23,600.00	\$0.00	\$23,600.00	
	90-90905-00	SEAWALL	\$180,000.00	\$7,800.00	\$53,150.00	\$60,950.00	
	90-91150-00	2050 FIRE ALARM SYSTEM	\$0.00	\$5,620.00	\$0.00	\$5,620.00	
	90-91400-00	EMERGENCY WATER RECONSTRUCTION	\$0.00	\$16,553.85	\$0.00	\$16,553.85	
	NEW GL	PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$ 10,000.00
	NEW GL	RIVERWALK LIGHTS	\$0.00	\$0.00	\$0.00	\$0.00	
	NEW GL	RESERVE STUDY	0	0	0	0	\$ 3,450.00
Reserve Expense Accounts Total			\$430,000.00	\$293,236.35	\$53,150.00	\$346,386.35	\$ 103,450.00

Beerline River Homes Condominium Association					
2026 Schedule of Monthly Maintenance Fees					
ADDRESS	Style/ #	% Ownership	Budgeted Fee	Your Yearly Fee	2026 Monthly Fee
1924 N Booth St.	E	1.81523%	\$390,827	\$7,094.41	\$591.20
1922 N Booth St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
1918 N Booth St.	G	1.24687%	\$390,827	\$4,873.10	\$406.09
1912 N Booth St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
1910 N Booth St.	C	2.16919%	\$390,827	\$8,477.78	\$706.48
1955 N Riverwalk Way	A	2.13641%	\$390,827	\$8,349.67	\$695.81
1959 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
1963 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
1967 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
1971 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
1975 N Riverwalk Way	A	2.13641%	\$390,827	\$8,349.67	\$695.81
1915 N Pierce St.	C	2.16919%	\$390,827	\$8,477.78	\$706.48
1917 N Pierce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
1923 N. Pierce St.	H	1.32758%	\$390,827	\$5,188.54	\$432.38
1929 N Pierce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
1931 N Pierce St.	E	1.81523%	\$390,827	\$7,094.41	\$591.20
1962 N Commerce St.	F	1.65548%	\$390,827	\$6,470.06	\$539.17
1960 N Commerce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
1952 N Commerce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
1950 N Commerce St.	F	1.65548%	\$390,827	\$6,470.06	\$539.17
2024 N Fratney St.	E	1.81523%	\$390,827	\$7,094.41	\$591.20
2022 N Fratney St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
2012 N Fratney St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
2010 N Fratney St.	C	2.16919%	\$390,827	\$8,477.78	\$706.48
2001 N Riverwalk Way	A	2.13641%	\$390,827	\$8,349.67	\$695.81
2005 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
2009 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
2011 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
2015 N Riverwalk Way	A	2.13641%	\$390,827	\$8,349.67	\$695.81
2021 N Riverwalk Way	A	2.13641%	\$390,827	\$8,349.67	\$695.81
2023 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
2027 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
2031 N Riverwalk Way	B	1.88081%	\$390,827	\$7,350.71	\$612.56
2035 N Riverwalk Way	A	2.13641%	\$390,827	\$8,349.67	\$695.81
2030 N Commerce St.	F	1.65548%	\$390,827	\$6,470.06	\$539.17
2028 N Commerce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
2022 N Commerce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
2018 N Commerce St.	J	1.26957%	\$390,827	\$4,961.82	\$413.49
2012 N Commerce St.	J	1.26957%	\$390,827	\$4,961.82	\$413.49
2006 N Commerce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
2002 N Commerce St.	D	1.10562%	\$390,827	\$4,321.06	\$360.09
2000 N Commerce St.	F	1.65548%	\$390,827	\$6,470.06	\$539.17
2050 N Commerce St.	101	1.42932%	\$390,827	\$5,586.17	\$465.51
2050 N Commerce St.	102	1.45706%	\$390,827	\$5,694.58	\$474.55
2050 N Commerce St.	103	1.03247%	\$390,827	\$4,035.17	\$336.26
2050 N Commerce St.	104	1.27882%	\$390,827	\$4,997.97	\$416.50
2050 N Commerce St.	105	1.27882%	\$390,827	\$4,997.97	\$416.50
2050 N Commerce St.	106	1.26284%	\$390,827	\$4,935.52	\$411.29
2050 N Commerce St.	107	1.35533%	\$390,827	\$5,297.00	\$441.42
2050 N Commerce St.	201	1.42932%	\$390,827	\$5,586.17	\$465.51
2050 N Commerce St.	202	1.45706%	\$390,827	\$5,694.58	\$474.55
2050 N Commerce St.	203	1.08376%	\$390,827	\$4,235.63	\$352.97
2050 N Commerce St.	206	1.26284%	\$390,827	\$4,935.52	\$411.29
2050 N Commerce St.	207	1.35533%	\$390,827	\$5,297.00	\$441.42
2050 N Commerce St.	301	1.42932%	\$390,827	\$5,586.17	\$465.51
2050 N Commerce St.	302	1.45706%	\$390,827	\$5,694.58	\$474.55
2050 N Commerce St.	303	1.08376%	\$390,827	\$4,235.63	\$352.97
2050 N Commerce St.	306	1.26284%	\$390,827	\$4,935.52	\$411.29
2050 N Commerce St.	307	1.35533%	\$390,827	\$5,297.00	\$441.42
2050 N Commerce St.	401	1.42932%	\$390,827	\$5,586.17	\$465.51
2050 N Commerce St.	402	1.45706%	\$390,827	\$5,694.58	\$474.55
2050 N Commerce St.	403	1.08376%	\$390,827	\$4,235.63	\$352.97
2050 N Commerce St.	404	1.27882%	\$390,827	\$4,997.97	\$416.50
2050 N Commerce St.	405	1.27882%	\$390,827	\$4,997.97	\$416.50
2050 N Commerce St.	406	1.26284%	\$390,827	\$4,935.52	\$411.29
2050 N Commerce St.	407	1.35533%	\$390,827	\$5,297.00	\$441.42
TOTAL	-	100%	-	\$390,827	\$32,568.92