



A Community Presence

November 28, 2025

Dear Rivers Edge Homes Owner,

Re: 2026 Budget

For your review and file, we have enclosed a copy of the 2026 Budget as adopted by your Board of Directors. In reviewing the Budget, you will note that the monthly assessment will increase \$25.00 to \$475.00 per month in 2026, with no special assessment.

In reviewing the Budget you will note that with our competitive bidding process we were able to secure new and improved insurance coverage at a far more reasonable premium. We will continue to fund generous contributions to the Reserve, and complete rs Emajor repairs to four more atrium courtyards and upgrade the fire alarm system in one building.

If you currently pay your monthly assessment through our lock box system please continue to mail your payment to Rivers Edge C/O Hunt Management, PO Box 1755, Arlington Heights, IL 60006-1755. If you pay electronically, we will continue to debit your account accordingly, at the new assessment amount. If you currently pay by check and would like to benefit from our electronic payment program, please contact us. If you pay your assessment through on-line banking, please advise your bank of the current mailing address noted above.

The Board of Directors and Management will continue their efforts toward maintaining a physically and financially sound Rivers Edge Homes Association and thank you for your support. Should you ever have any questions, comments, or concerns regarding the Association's financial affairs, please contact Management.

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
Rivers Edge Homes Association, Inc.

Jeffrey S. Hunt

Jeffrey S. Hunt, PCAM
General Manager

RIVERS EDGE HOMES ASSOCIATION, INC. / 2026 BUDGET

11/14/2025

	Account	Description	2025 Budget	Actual 10/31/25	Projected 11/1/25 - 12/31/25	2025 Projected	2026 Budget
INCOME ACCOUNTS							
OPERATING INCOME							
	60-60100-00	ASSOCIATION FEES	1,207,360.00	1,007,634.00	200,000.00	1,207,634.00	1,276,800.00
	60-60150-00	PREPAIDS	0.00	2,042.00	0.00	2,042.00	0.00
	60-60200-00	PARKING & STORAGE INCOME	30,000.00	13,676.00	2,800.00	16,476.00	18,000.00
	60-60250-00	LATE FEES	0.00	3,532.00	700.00	4,232.00	2,000.00
	60-60300-00	LAUNDRY FEES	0.00	14,850.00	3,000.00	17,850.00	18,000.00
	60-60350-00	STORAGE KEY	0.00	3.00	2.00	5.00	5.00
	60-60400-00	CLUBHOUSE RENTAL	3,060.00	600.00	600.00	1,200.00	1,200.00
	60-60450-00	GATE KEY	0.00	5.00	5.00	10.00	10.00
	60-60500-00	ADMINISTRATIVE FEES	6,120.00	6,016.00	1,000.00	7,016.00	5,000.00
	60-60550-00	MAILBOX KEY	0.00	16.00	4.00	20.00	20.00
	60-60600-00	MISCELLANEOUS INCOME	300.00	998.00	200.00	1,198.00	1,000.00
	60-60700-00	ASSOCIATION UNIT RENTAL	13,750.00	9,900.00	2,600.00	12,500.00	15,600.00
	60-60750-00	SPECIAL ASSESSMENT	290,979.00	278,406.00	6,500.00	284,906.00	0.00
	60-60800-00	PENALTY/FINE INCOME	0.00	2,500.00	1,000.00	3,500.00	2,000.00
	60-60900-00	LEGAL FEES REIMBURSEMENT	0.00	16,781.00	3,400.00	20,181.00	10,000.00
	60-61000-00	INTEREST INCOME - OPERATIONS	0.00	0.00	0.00	0.00	0.00
	60-61100-00	INSURANCE CLAIM PROCEEDS	0.00	15,000.00	0.00	15,000.00	0.00
RESERVE INCOME							
	70-70100-00	INTEREST INCOME - RESERVES	30,000.00	22,327.00	4,500.00	26,827.00	30,000.00
	70-70200-00	RESERVE CONTRIBUTION	221,000.00	119,151.00	132,334.00	251,485.00	370,000.00
	70-70300-00	INSURANCE RESERVE CONTRIBUTION	0.00	105,447.00	-105,447.00	0.00	0.00
	70-70350-00	RENTAL SECURITY DEPOSIT	0.00	450.00	0.00	450.00	0.00
INCOME ACCOUNTS TOTAL			1,802,569.00	1,619,334.00	253,198.00	1,872,532.00	1,749,635.00
EXPENSE ACCOUNTS							
MAINTENANCE EXPENSES							
	80-80100-00	COMMON AREA MAINTENANCE	37,000.00	29,604.00	6,000.00	35,604.00	36,000.00
	80-80110-00	FIRE PROTECTION	7,500.00	29,138.00	-17,200.00	11,938.00	10,000.00
	80-80120-00	LANDSCAPING	10,000.00	10,082.00	0.00	10,082.00	10,000.00
	80-80130-00	LANDSCAPING CONTRACT	30,000.00	29,580.00	0.00	29,580.00	30,000.00
	80-80140-00	ASH TREE TREATMENT	5,000.00	10,386.00	0.00	10,386.00	10,000.00
	80-80150-00	TREE TRIMMING	10,000.00	5,110.00	0.00	5,110.00	5,000.00
	80-80160-00	JANITORIAL SUPPLIES	0.00	0.00	0.00	0.00	0.00
	80-80170-00	PEST CONTROL	3,000.00	2,385.00	500.00	2,885.00	3,000.00
	80-80180-00	RENTAL - LAUNDRY EQUIPMENT	0.00	0.00	0.00	0.00	0.00
	80-80190-00	RENTAL - WATER HEATER	27,810.00	25,852.00	4,700.00	30,552.00	32,000.00
	80-80200-00	REPAIRS - CONCRETE	15,000.00	0.00	0.00	0.00	5,000.00
	80-80210-00	REPAIRS - ELECTRICAL	0.00	3,972.00	800.00	4,772.00	5,000.00
	80-80220-00	REPAIRS - EQUIPMENT	1,000.00	2,197.00	400.00	2,597.00	2,500.00
	80-80230-00	REPAIRS - GARAGE DOORS	1,800.00	3,101.00	600.00	3,701.00	3,000.00
	80-80240-00	REPAIRS - HEATING	3,000.00	9,459.00	2,200.00	11,659.00	12,000.00
	80-80250-00	REPAIRS - PLUMBING	15,000.00	12,164.00	2,400.00	14,564.00	15,000.00
	80-80255-00	PLUMBING REMEDIATION	8,000.00	0.00	0.00	0.00	0.00
	80-80260-00	REPAIRS - POOL MAINTENANCE AND PAINTING	12,000.00	11,775.00	1,000.00	12,775.00	15,000.00
	80-80280-00	REPAIRS - ROOF	10,000.00	14,368.00	3,000.00	17,368.00	18,000.00
	80-80290-00	REPAIRS - TENNIS COURT	2,000.00	0.00	0.00	0.00	2,000.00
	80-80300-00	SNOW REMOVAL	35,500.00	29,580.00	18,000.00	47,580.00	42,000.00
	80-80310-00	PAINTING	10,000.00	0.00	0.00	0.00	10,000.00
	80-80320-00	TEMPORARY HELP	0.00	0.00	0.00	0.00	0.00
	80-80330-00	MAINTENANCE WAGES	170,471.00	123,747.00	26,000.00	149,747.00	180,000.00
	80-80350-00	SNOW REMOVAL - PART TIME	0.00	0.00	0.00	0.00	0.00
	80-80360-00	CLEANING PERSONAL	13,770.00	11,334.00	2,300.00	13,634.00	14,000.00
	80-80370-00	EMPLOYER PAYROLL TAXES	15,475.00	10,275.00	2,000.00	12,275.00	15,000.00

UTILITY EXPENSES						
	81-81000-00	HEAT	108,000.00	99,748.00	25,000.00	124,748.00
	81-81100-00	WATER & SEWER	98,000.00	78,626.00	27,000.00	105,626.00
	81-81200-00	WATER	0.00	0.00	0.00	0.00
	81-81500-00	ELECTRICITY	55,000.00	40,641.00	8,000.00	48,641.00
ADMINISTRATIVE EXPENSES						
	82-82000-00	INSURANCE	445,949.00	486,899.00	0.00	486,899.00
	82-82005-00	INSURANCE LOSS	0.00	15,000.00	0.00	15,000.00
	82-82010-00	ACCOUNTING	5,000.00	700.00	0.00	700.00
	82-82030-00	APPRAISAL EXPENSE	400.00	0.00	0.00	0.00
	82-82050-00	BANK CHARGES	200.00	0.00	0.00	0.00
	82-82060-00	DUES, SUBSCRIPTIONS, LICENSES, ETC.	750.00	284.00	0.00	284.00
	82-82070-00	EMPLOYEE CAR EXPENSE	200.00	0.00	0.00	0.00
	82-82090-00	LEGAL EXPENSES	45,000.00	67,612.00	10,000.00	77,612.00
	82-82110-00	MANAGEMENT - OTHER	4,000.00	0.00	0.00	0.00
	82-82120-00	MISCELLANEOUS EXPENSE	1,350.00	0.00	0.00	0.00
	82-82130-00	ADMINISTRATIVE EXPENSE	8,500.00	7,991.00	2,000.00	9,991.00
	82-82140-00	PAGER, ANSWERING SERVICE	0.00	710.00	150.00	860.00
	82-82150-00	PERSONAL PROPERTY TAX	800.00	0.00	0.00	0.00
	82-82155-00	SALES TAX EXPENSE	2,350.00	2,514.00	0.00	2,514.00
	82-82156-00	FEDERAL TAX	0.00	7,398.00	0.00	7,398.00
	82-82160-00	POSTAGE	0.00	0.00	0.00	0.00
	82-82170-00	PRINTING EXPENSE	0.00	0.00	0.00	0.00
	82-82190-00	TELEPHONE	7,000.00	4,268.00	1,000.00	5,268.00
	82-82230-00	EMPLOYEE BONUSES	800.00	0.00	0.00	0.00
	82-82240-00	MANAGEMENT - FEE	54,936.00	50,140.00	9,156.00	59,296.00
	82-82250-00	SITE MANAGER	0.00	0.00	0.00	0.00
	82-82260-00	RESERVE DEPOSIT	300,008.00	250,007.00	50,000.00	300,007.00
	82-82300-00	CONTINGENCY	0.00	0.00	0.00	0.00
MAJOR MAINTENANCE RESERVE EXPENSES						
	90-90100-00	CONCRETE REPAIRS	221,000.00	251,485.00	0.00	251,485.00
	90-90110-00	SANITARY SEWER PROJ - BLDG 4155	0.00	0.00	0.00	0.00
	90-90120-00	UPGRADE FIRE ALARM SYSTEM	0.00	0.00	0.00	0.00
	90-90130-00	ROOF MEMBRANE REPAIR	0.00	0.00	0.00	0.00
	90-90140-00	REPLACE FIRE DOORS	0.00	0.00	0.00	0.00
	90-90150-00	ROADWAY REPAIRS	0.00	0.00	0.00	0.00
	90-90160-00	BOILER REPLACEMENT	0.00	-5,400.00	0.00	-5,400.00
	90-90400-00	CAPITAL IMPROVEMENT	0.00	0.00	0.00	0.00
	90-90600-00	ENGINEER INSPECTION	0.00	0.00	0.00	0.00
EXPENSE ACCOUNTS TOTAL			1,802,569.00	1,732,732.00	185,006.00	1,917,738.00
VARIANCE			0.00	-113,398.00	68,192.00	-45,206.00
MONTHLY ASSESSMENT			450.00			
ACCOUNT BALANCES			1/1/25	10/31/25	12/31/25 EST	
OPERATING ACCOUNT			183,490.00	47,729.00	36,000.00	
RESERVE ACCOUNT			250,478.00	250,424.00	255,000.00	
SWEEP ACCOUNT			967,487.00	1,015,276.00	1,065,000.00	
TOTAL			1,401,455.00	1,313,429.00	1,356,000.00	
						11/14/2025