A Community Presence

December 2, 2025

TO: All River Renaissance Condominium Owners

RE:**2026 Approved Budget**

For your review, use and file we have enclosed 2026 Approved Budget.

After reviewing the Association's financial status, the Board of Directors have resolved that your monthly condominium fees will be increasing for the 2026 fiscal year by 10.5%. Attached is a breakdown of the increases per unit and a copy of the 2026 budget.

If you are currently using coupons to pay your monthly fees you will soon be mailed a coupon book at no charge, for your use in 2026. Please note: That a coupon is **not necessary** to make your payment, checks can be mailed directly to the Arlington Heights address listed below.

If you are paying via automatic withdrawal, we will continue to withdraw the monthly fee from your account in the same manner as was done in 2025. For those of you that have your bank pay your fees, please advise them to send checks to the following mailing address:

River Renaissance 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 toward maintaining and improving the financial and physical soundness of the Association and both thank you for your continued understanding and support. Should you ever have any questions about the Association's financial status, please do not hesitate to contact the undersigned.

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
River Renaissance Association

Wayne Grabowska

Wayne Grabowska
Property Manager

10520 N. Baehr Road, Suite Q
Mequon, WI 53092

huntmanagement.com
888-305-1071

Phone: (262)238-1480
Fax: (262)238-1485

River Renaissance 2026 Budget

ACCT #	BUDGET ITEM	2025 Budget	YTD 1/1/25 - 10/31/25	Projected YTD 12/31/25	2026 Budget
INCOME					
60-60100-00	ASSOCIATION FEES/RESERVES	$ 690,217	$ 577,600	$ 690,217	$ 762,690
60-6150-00	PREPAIDS	$ -	$ 39	$ -	$ -
60-60250-00	PARKING SPACE RENTAL	$ 3,000	$ 2,500	$ 3,000	$ 3,000
60-60450-00	FINE INCOME	$ -	$ 150		
60-60500-00	BOAT DOCK INCOME	$ 6,000	$ 5,176	$ 6,000	$ 6,000
60-60600-00	INTEREST	$ -	$ 13,454	$ 16,145	$ -
OTHER INCOME					
60-60700-00	ELECTRICAL OUTLET INCOME	$ -	$ 442	$ 530	$ -
60-60750-00	MOTORCYCLE PARKING	$ -	$ 600	$ -	$ -
61-61100-00	RENTAL INCOME - OTHER	$ -	$ 2,100	$ 2,520	$ -
61-61300-00	LATE FEES	$ -	$ 500	$ 600	$ -
61-61500-00	MISC. INCOME	$ -	$ 371	$ 445	$ -
61-61600-00	KEY, FOBS & REMOTES	$ 600	$ 530	$ 636	$ 600
61550-00	MOVE IN FEES	$ -	$ 1,200	$ -	$ -
70-70200-00	TRANSFER FEES	$ -	$ 4,410	$ 4,410	$ -
70-70500-00	RESERVE CONTRIBUTION	$ -	$ 172,499	$ 172,499	$ -
	TOTAL INCOME	**$ 699,817**	**$ 781,572**	**$ 897,004**	**$ 772,290**
EXPENSES					
	JANITORIAL				
80-80100-00	JANITORIAL SERVICES	$ 18,000	$ 10,175	$ 12,210	$ 16,500
80-80200-00	JANITORIAL SUPPLIES	$ 150	$ 54	$ 65	$ 150
80-80350-00	DRYER VENT CLEANING	$ -	$ 83	$ 83	$ -
80-80400-00	CARPET CLEANING	$ 800	$ 782	$ 939	$ 1,000
80-80500-00	MAT SERVICES	$ 1,600	$ 1,190	$ 1,428	$ 1,800
80-80600-00	GARAGE CLEANING	$ 3,500	$ 3,850	$ 3,850	$ 3,500
	TOTAL JANITORIAL	**$ 24,050**	**$ 16,134**	**$ 18,574**	**$ 22,950**
	REPAIRS AND MAINTENANCE				
80-82000-00	HVAC - PREVENTATIVE MAINTENANCE & UNFORESEEN EXPENSE	$ 35,000	$ 18,204	$ 21,845	$ 20,000
80-82100-00	TRASH REMOVAL-RES	$ 12,000	$ 9,624	$ 11,549	$ 13,000
80-82150-00	TRASH REMOVAL-COMM	$ 4,600	$ 3,924	$ 4,709	$ 5,300
80-82200-00	ELECTRICAL- PREVENTATIVE MAINTENANCE & UNFORESEEN EXPENSE	$ -	$ 34	$ 40	$ 1,500
80-82300-00	KEYS/LOCK REPAIR	$ 600	$ 2,794	$ 2,794	$ 600
80-82500-00	MAINTENANCE LABOR	$ 31,500	$ 25,636	$ 30,764	$ 40,000
82525-00	EMPLOYEE BENEFITS	$ 1,200	$ -	$ -	$ -
80-82550-00	PAYROLL TAXES	$ 2,520	$ 947	$ 947	$ -
80-82600-00	MAINTENANCE & CLEANING SUPPLIES	$ 750	$ 2,464	$ 2,956	$ 3,000
80-82900-00	PLUMBING - PREVENTATIVE MAINTENANCE & UNFORESEEN EXPENSE	$ 22,000	$ 8,044	$ 9,652	$ 15,000
80-83000-00	ELEVATOR (MAIN AND EAST) - PREVENTATIVE MAINTENANCE & UNFORESEEN EXPENSE	$ 47,000	$ 22,161	$ 26,593	$ 30,000
80-83500-00	ELEVATOR (RIVER WALK)	$ 2,000	$ -	$ -	$ 2,000
80-83100-00	LANDSCAPING	$ 1,700	$ 966	$ 1,159	$ 2,000
80-83200-00	EXTERMINATING	$ 700	$ 606	$ 728	$ 800
80-83400-00	CAMERAS/INTERCOM	$ 3,000	$ 3,047	$ 3,100	$ 3,500
80-83500-00	FIRE AND LIFE SAFETY	$ 7,000	$ 6,503	$ 7,804	$ 8,000
80-83600-00	SNOW REMOVAL	$ 8,500	$ 13,619	$ 16,342	$ 7,500
80-83700-00	GENERAL BUILDING- PREVENTATIVE MAINTENANCE & UNFORESEEN EXPENSE	$ 19,000	$ 14,925	$ 17,910	$ 55,000
80-83-750-00	ROOF - PREVENTATIVE MAINTENANCE & UNFORESEEN EXPENSE	$ -	$ -	$ -	$ 6,000
80-83800-00	DOCKS	$ 6,000	$ 2,956	$ 3,850	$ 6,000
	TOTAL REPAIRS AND MAINT.	**$ 205,070**	**$ 136,452**	**$ 162,741**	**$ 219,200**

River Renaissance 2026 Budget

ACCT #	BUDGET ITEM	2025 Budget	YTD 1/1/25 - 10/31/25	Projected YTD 12/31/25	2026 Budget
	UTILITIES				
80-84100-00	ELECTRICITY	$ 42,796	$ 31,087	$ 37,304	$ 40,505
80-84200-00	WATER AND SEWER	$ 35,840	$ 30,648	$ 36,777	$ 39,979
80-84300-00	GAS	$ 20,496	$ 14,250	$ 17,100	$ 18,577
	TOTAL UTILITIES	**$ 99,132**	**$ 75,984**	**$ 91,181**	**$ 99,061**
	GENERAL AND ADMINISTRATIVE				
80-85100-00	CABLE/INTERNET	$ 98,580	$ 83,972	$ 100,766	$ 70,000
80-85200-00	TAXES/FEES/PERMITS/OTHER	$ 7,500	$ 5,665	$ 6,798	$ 5,000
80-85300-00	SPECIAL EVENTS/ANNUAL MTG.	$ 600	$ -	$ 600	$ 600
80-85400-00	MANAGEMENT FEES	$ 28,305	$ 23,588	$ 28,305	$ 29,579
80-85450-00	MANAGEMENT OTHER (ANNUAL MEETING)	$ 500	$ 700	$ 840	$ 1,000
80-85500-00	ADMINSTRATIVE EXPENSE	$ 3,000	$ 3,164	$ 3,796	$ 4,100
80-85501-00	CITY OF MILWAUKEE FEES	$ 2,000	$ 1,856	$ 2,000	$ 2,500
80-85600-00	TELEPHONE	$ 5,200	$ 4,000	$ 4,800	$ 3,000
80-85700-00	ACCOUNTING FEES	$ 300	$ 200	$ 200	$ 300
80-86000-00	INSURANCE	$ 46,981	$ 2,689	$ 51,000	$ 56,000
80-86100-00	LEGAL FEES	$ 10,000	$ 17,653	$ 21,184	$ 20,000
80-86150-00	MAINTENANCE PHONE	$ 100	$ 100	$ 120	$ -
80-86200-00	OTHER/MISC./CONTINGENCY	$ 1,500	$ 141	$ 170	$ 1,000
80-86300-00	UNFORESEEN DAMAGE RESERVE	$ 6,000	$ 2,219	$ 2,663	$ 6,000
	TOTAL GENERAL & MAINT.	**$ 210,566**	**$ 145,947**	**$ 223,241**	**$ 199,079**
	TOTAL EXPENSES	**$ 538,818**	**$ 374,518**	**$ 495,738**	**$ 540,290**
	RESERVE ACCOUNTS				
80-88000-00	RESERVE CONTRIBUTION	$ 141,000	$ 117,500	$ 141,000	$ 182,000
	TOTAL RESERVES	**$ 141,000**	**$ 117,500**	**$ 141,000**	**$ 182,000**
	RESERVE EXPENSES				
90100-00	CAMERA INSTALLATION	$ -	$ 17,700	$ 17,700	$ -
90150-00	EXTERIOR LIGHT REPLACEMENT	$ -	$ 5,295	$ 5,295	$ -
90760-00	ROOF	$ -	$ 19,584	$ 19,584	
90800-00	MASONRY	$ -	$ 27,766	$ 27,766	$ -
91000-00	HVAC VALVE REPLACEMENT	$ -	$ 36,504	$ 36,504	$ -
91050-00	HOT & COLD RISER WATER REPLACEMENT	$ -	$ 68,640	$ 68,640	$ -
91100-00	GOVERNANCE DOCUMENTS (IN PROGRESS/ EST. COMPLETE IN 2026)	$ 20,000	$ -	$ 20,000	$ -
91200-00	ELEVATOR FLOORING	$ -	$ 1,475	$ 1,475	$ -
91300-00	ELEVATOR	$ -	$ 15,276	$ 15,276	$ -
91400-00	WATER INVESTIGATION	$ -	$ 6,200	$ 6,200	$ -
91500-00	VALVE LOCATING & INSPECTION	$ -	$ 4,960	$ 4,960	$ -
	FIRE SPRINKLER TEST (5 YEAR)	$ -	$ -	$ -	$ 14,000
	HVAC - INSTALL CLEAN OUTS	$ -	$ -	$ -	$ 13,000
	CONTINGENCY RESERVE	$ -	$ -	$ -	$ 23,000
		$ -	$ -	$ -	$ -
		$ 20,000	$ 203,400	$ 223,400	$ 50,000
	TOTAL EXPENSES & RESERVES	**$ 699,817**	**$ 695,418**	**$ 860,138**	**$ 772,290**
	DIFFERENCE	**$ -**	**$ 86,154.55**	**$ 36,865.65**	**$ -**

COMMERCIAL EXEMPTIONS		2023 Exemptions	2025 Exemptions
East and West Elevator PM		$ 47,000	$ 30,000
	Total Exemptions	**$ 47,000**	**$ 30,000**
Cable Expense		**$ 98,580**	**$ 70,000**

River Renaissance 2026 Fee Schedule

			Total Expenses	Commercial Exemptions	Internet & Cable Fee	Joint Expenses	Reserve Fee	Total Assessment
			$583,690	$30,000	$70,000	$483,690	$182,000	$765,690
Condo #	Sq. Ft.	% Total	% Resid					2026
101	2811	2.27%				$915.95	$344.65	**$1,260.60**
102	1632	1.32%				$531.78	$200.10	**$731.88**
103	2725	2.20%				$887.93	$334.11	**$1,222.04**
104	8562	6.92%				$2,789.90	$1,049.77	**$3,839.66**
201	1135	0.92%	1.05%	$26.28	$73.84	$369.84	$139.16	**$609.11**
202	1242	1.00%	1.15%	$28.76	$73.84	$404.70	$152.28	**$659.58**
203	2341	1.89%	2.17%	$54.20	$73.84	$762.81	$287.02	**$1,177.87**
204	1128	0.91%	1.04%	$26.12	$73.84	$367.55	$138.30	**$605.81**
205	992	0.80%	0.92%	$22.97	$73.84	$323.24	$121.63	**$541.67**
206	1488	1.20%	1.38%	$34.45	$73.84	$484.86	$182.44	**$775.59**
207	2351	1.90%	2.18%	$54.44	$73.84	$766.06	$288.25	**$1,182.59**
208	1336	1.08%	1.24%	$30.93	$73.84	$435.33	$163.80	**$703.91**
209	908	0.73%	0.84%	$21.02	$73.84	$295.87	$111.33	**$502.06**
210	892	0.72%	0.83%	$20.65	$73.84	$290.65	$109.37	**$494.51**
211	893	0.72%	0.83%	$20.68	$73.84	$290.98	$109.49	**$494.99**
212	909	0.73%	0.84%	$21.05	$73.84	$296.19	$111.45	**$502.53**
213	708	0.57%	0.66%	$16.39	$73.84	$230.70	$86.81	**$407.74**
301	1135	0.92%	1.05%	$26.28	$73.84	$369.84	$139.16	**$609.11**
302	1242	1.00%	1.15%	$28.76	$73.84	$404.70	$152.28	**$659.58**
303	2341	1.89%	2.17%	$54.20	$73.84	$762.81	$287.02	**$1,177.87**
304	1360	1.10%	1.26%	$31.49	$73.84	$443.15	$166.75	**$715.23**
305	1140	0.92%	1.06%	$26.40	$73.84	$371.46	$139.77	**$611.47**
306	1488	1.20%	1.38%	$34.45	$73.84	$484.86	$182.44	**$775.59**
307	2351	1.90%	2.18%	$54.44	$73.84	$766.06	$288.25	**$1,182.59**
308	1336	1.08%	1.24%	$30.93	$73.84	$435.33	$163.80	**$703.91**
309	908	0.73%	0.84%	$21.02	$73.84	$295.87	$111.33	**$502.06**
310	892	0.72%	0.83%	$20.65	$73.84	$290.65	$109.37	**$494.51**
311	893	0.72%	0.83%	$20.68	$73.84	$290.98	$109.49	**$494.99**
312	909	0.73%	0.84%	$21.05	$73.84	$296.19	$111.45	**$502.53**
313	708	0.57%	0.66%	$16.39	$73.84	$230.70	$86.81	**$407.74**
401	1135	0.92%	1.05%	$26.28	$73.84	$369.84	$139.16	**$609.11**
402	1242	1.00%	1.15%	$28.76	$73.84	$404.70	$152.28	**$659.58**
403	2341	1.89%	2.17%	$54.20	$73.84	$762.81	$287.02	**$1,177.87**
404	1360	1.10%	1.26%	$31.49	$73.84	$443.15	$166.75	**$715.23**
405	1140	0.92%	1.06%	$26.40	$73.84	$371.46	$139.77	**$611.47**
406	1488	1.20%	1.38%	$34.45	$73.84	$484.86	$182.44	**$775.59**
407	2351	1.90%	2.18%	$54.44	$73.84	$766.06	$288.25	**$1,182.59**
408	1336	1.08%	1.24%	$30.93	$73.84	$435.33	$163.80	**$703.91**
409	908	0.73%	0.84%	$21.02	$73.84	$295.87	$111.33	**$502.06**
410	892	0.72%	0.83%	$20.65	$73.84	$290.65	$109.37	**$494.51**
411	893	0.72%	0.83%	$20.68	$73.84	$290.98	$109.49	**$494.99**
412	909	0.73%	0.84%	$21.05	$73.84	$296.19	$111.45	**$502.53**
413	708	0.57%	0.66%	$16.39	$73.84	$230.70	$86.81	**$407.74**
501	1135	0.92%	1.05%	$26.28	$73.84	$369.84	$139.16	**$609.11**
502	1242	1.00%	1.15%	$28.76	$73.84	$404.70	$152.28	**$659.58**
503	2341	1.89%	2.17%	$54.20	$73.84	$762.81	$287.02	**$1,177.87**

River Renaissance 2026 Fee Schedule

				Total Expenses	Commercial Exemptions	Internet & Cable Fee	Joint Expenses	Reserve Fee	Total Assessment
				$583,690	$30,000	$70,000	$483,690	$182,000	$765,690
Condo #	Sq. Ft.	% Total	% Resid						2026
504	1360	1.10%	1.26%	$31.49	$73.84	$443.15	$166.75	**$715.23**	
505	1140	0.92%	1.06%	$26.40	$73.84	$371.46	$139.77	**$611.47**	
506	1488	1.20%	1.38%	$34.45	$73.84	$484.86	$182.44	**$775.59**	
507	2351	1.90%	2.18%	$54.44	$73.84	$766.06	$288.25	**$1,182.59**	
508	1336	1.08%	1.24%	$30.93	$73.84	$435.33	$163.80	**$703.91**	
509	908	0.73%	0.84%	$21.02	$73.84	$295.87	$111.33	**$502.06**	
510	892	0.72%	0.83%	$20.65	$73.84	$290.65	$109.37	**$494.51**	
511	893	0.72%	0.83%	$20.68	$73.84	$290.98	$109.49	**$494.99**	
512	909	0.73%	0.84%	$21.05	$73.84	$296.19	$111.45	**$502.53**	
513	708	0.57%	0.66%	$16.39	$73.84	$230.70	$86.81	**$407.74**	
601	1135	0.92%	1.05%	$26.28	$73.84	$369.84	$139.16	**$609.11**	
602	1242	1.00%	1.15%	$28.76	$73.84	$404.70	$152.28	**$659.58**	
603	2341	1.89%	2.17%	$54.20	$73.84	$762.81	$287.02	**$1,177.87**	
604	1360	1.10%	1.26%	$31.49	$73.84	$443.15	$166.75	**$715.23**	
605	1140	0.92%	1.06%	$26.40	$73.84	$371.46	$139.77	**$611.47**	
606	1488	1.20%	1.38%	$34.45	$73.84	$484.86	$182.44	**$775.59**	
607	2351	1.90%	2.18%	$54.44	$73.84	$766.06	$288.25	**$1,182.59**	
608	1336	1.08%	1.24%	$30.93	$73.84	$435.33	$163.80	**$703.91**	
609	908	0.73%	0.84%	$21.02	$73.84	$295.87	$111.33	**$502.06**	
610	892	0.72%	0.83%	$20.65	$73.84	$290.65	$109.37	**$494.51**	
611	893	0.72%	0.83%	$20.68	$73.84	$290.98	$109.49	**$494.99**	
612	909	0.73%	0.84%	$21.05	$73.84	$296.19	$111.45	**$502.53**	
613	708	0.57%	0.66%	$16.39	$73.84	$230.70	$86.81	**$407.74**	
701	2125	1.72%	1.97%	$49.20	$73.84	$692.42	$260.54	**$1,076.01**	
702	1042	0.84%	0.97%	$24.13	$73.84	$339.53	$127.76	**$565.26**	
703	2341	1.89%	2.17%	$54.20	$73.84	$762.81	$287.02	**$1,177.87**	
704	1360	1.10%	1.26%	$31.49	$73.84	$443.15	$166.75	**$715.23**	
705	1140	0.92%	1.06%	$26.40	$73.84	$371.46	$139.77	**$611.47**	
706	1488	1.20%	1.38%	$34.45	$73.84	$484.86	$182.44	**$775.59**	
707	2351	1.90%	2.18%	$54.44	$73.84	$766.06	$288.25	**$1,182.59**	
708	1336	1.08%	1.24%	$30.93	$73.84	$435.33	$163.80	**$703.91**	
709	908	0.73%	0.84%	$21.02	$73.84	$295.87	$111.33	**$502.06**	
710	892	0.72%	0.83%	$20.65	$73.84	$290.65	$109.37	**$494.51**	
711	893	0.72%	0.83%	$20.68	$73.84	$290.98	$109.49	**$494.99**	
712	909	0.73%	0.84%	$21.05	$73.84	$296.19	$111.45	**$502.53**	
802	4701	3.80%	4.35%	$108.85	$73.84	$1,531.80	$576.38	**$2,290.87**	
801	3350	2.71%	3.10%	$77.57	$73.84	$1,091.58	$410.74	**$1,653.73**	
Total	123701	100.00%	100.00%	$2,500.00	$5,833.33	$40,307.50	$15,166.67	**$63,807.50**	