

RIVERWALK HOA - DECEMBER 2025	PROPOSED 2025 BUDGET FULL YEAR	2025 BUDGET CARRYOVER FROM 2024 BUDGET	ACTUALS 2025 - JAN to DEC	BUDGET for JAN-DEC	Actual +/- to Budget	Notes
		Carryover from 2024				
OPERATING INCOME HOA						
ASSESSMENT INCOME	\$39,600	\$39,600	\$39,600	\$39,600	\$0	44 LOTS @ \$75/MONTH
LATE FEES	\$0	\$0	\$0	\$0	\$0	
INTEREST INCOME	\$0	\$0	\$4	\$0	\$4	
TOTAL INCOME HOA	\$39,600	\$39,600	\$39,604	\$39,600	\$4	
OPERATING EXPENSES HOA						
ACCOUNTING	\$840	\$840	\$1542	\$1,542	\$0	2025 - \$70 per month + includes \$702 Quickbooks annual subscription
TAX PREPARATION	\$400	\$325	\$400	\$400	\$0	2025 SEPT - \$400 PAID to STICE & Company 2024 - \$400 PAID to STICE & Company
LEGAL	\$3,000	\$5,000	\$3564	\$5,000	-\$1,436	
POSTAGE / OFFICE SUPPLIES	\$0	\$0	\$12	\$0	\$12	
AUDIT / RESERVE STUDY	\$3,850	\$500	\$0	\$0	\$0	Capital Reserve Plan with Association Reserves to Non Operating Expense FEB \$1,925.00 deposit MAY \$1,925.00 Balance
PERMITS / LICENSES	\$0	\$0	\$1167	\$0	\$1,167	2025 - Bureau of Recalmtation \$835.65 Upper Gunni River Water \$331.13
PROPERTY TAXES	\$1600	\$1300	\$1265	\$1,300	-\$35	This is for Guest Cabin and all Open Space 2025 - \$1,265.40 2024 - \$1,246
UTILITIES	\$7,500	\$7,000	\$7,985	\$7,000	\$985	This is for Guest Cabin, Mail box building, watering pumps, pond fountains.
RIVERWALK WEBSITE	\$960	\$600	\$1,840	\$880	\$960	2025 - \$79.99 monthly 2024 - new expense for website rebuild - \$1,500 split between July and August
TOTAL	\$18,150	\$15,565	\$17,776	\$16,122	\$1,654	
INSURANCE						
GENERAL LIABILITY	\$3,500	\$2,698	\$3,206	\$3,500	-\$294	2025 - \$3,206.00 2024 - \$3,366.00
TOTAL	\$3,500	\$2,698	\$3,206	\$3,500	-\$294	
MAINTENANCE						
MAIL HOUSE	\$0	\$0	\$0	\$0	\$0	
ENTRY MONUMENT	\$0	\$500	\$0	\$0	\$0	
LANDSCAPING	\$0	\$1500	\$795	\$1500	-\$705	
FENCING	\$0	\$0	\$0	\$0	\$0	
TRASH REMOVAL	\$0	\$0	\$0	\$0	\$0	

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ROAD	\$0	\$5000	\$0	\$0	\$0	assigned to capital expense
TROUT PONDS	\$500	\$500	\$253	\$500	-\$248	2025 added \$500 for water testing JAN \$83 fall fountain removal 2024 AUGUST -3 NEW FOUNTAINS \$6,810 to Capital Expense
SNOW REMOVAL	\$3000	\$3000	\$2750	\$3000	-\$250	2025 - \$1,100 2024 - \$3,150
SIGNAGE	\$0	\$250	\$0	\$0	\$0	
TREE & WEED MAINTENANCE	\$900	\$1250	\$1313	\$1250	\$63	2025 - \$1,313.12 B.Ash CWC - weeds 2024 -\$0 tree remooval 2024 - \$1,056 weed removal
TRAIL MAINTENANCE	\$1500	\$1000	\$2085	\$1000	\$1085	2025 - JAN Alpha Building \$1,185.00 path clean up SEPT \$900.00 S&B - path clean up added \$500 for back trail water head gate repair
MAINTENANCE - OTHER						
TOTAL	\$5,900	\$13,000	\$7,196	\$7,250	-\$54	
MISCELLANEOUS EXPENSE	\$0	\$0	\$10	\$0	\$10	Bank Charges
TOTAL OPERATING EXPENSE HOA	\$27,550	\$31,263	\$28,188	\$26,872	\$1,316	
NET INCOME HOA	\$12,050	\$8,337	\$11,416	\$12,728	-\$1,312	
GUEST CABINS						
INCOME GUEST CABINS						
CABIN RENTAL	\$5,400	\$6,000	\$14,110	\$6000	\$8110	\$125 first night / \$50 next nights estimated 24 stays for 3 nights each
CLEANING	\$1,500	\$1,900	\$5,000	\$1900	\$3100	
TOTAL INCOME GUEST CABINS	\$6,900	\$7,900	\$19,110	\$7900	\$11210	
OPERATING EXPENSES GUEST CABINS						
CABIN MANAGEMENT	\$1,200	\$1,200	\$1,200	\$1200	\$0	\$100/MONTH PAID TO TODAY REALTY
GUEST CABINS - SPECTRUM CABLE TV and INTERNET	\$4800	\$5000	\$5051	\$5112	-\$61	\$213.00 per unit per month

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GUESTHOUSE GENERAL	\$3000	\$3000	\$8466	\$3000	\$5466	2025 - April - Tredway Development - \$2,151 - repairs for attic leaks Sept - S&B - \$900.00 entry steps repair 2023 -\$2,890 cleaing, \$98 supplies, \$57 toilet repair, \$150 crystal window cleaning 2022 - \$1,474.91 washer/dryer +\$105 hookup + \$609.82 new door locks + \$2,025 CLEANING 2022 Cleaning, Supplies& Maintenance Expenses thru 10/31/22 - Cleaning \$2,550 Supplies \$ 128.89 General - \$2,238.50 2021 CLEANING, SUPPLIES & MAINTENANCE Expense thru 10/31 - Cleaining 2,575 Supplies 168 other 1,134
TOTAL OPERATING EXPENSES GUEST CABINS	\$9,000	\$9,200	\$14,717	\$9,312	\$5405	
NET INCOME GUEST CABINS	-\$2100	-\$1300	\$4393	-\$1412	\$5805	
SUMMARY						
TOTAL INCOME HOA	\$39,600	\$39,600	\$39,604	\$39,600	\$4	
TOTAL OPERATING EXPENSE HOA	\$27,550	\$31,263	\$28,188	\$26,872	\$1,316	
NET INCOME HOA	\$12,050	\$8,337	\$11,416	\$12,728	-\$1,312	
TOTAL INCOME GUEST CABINS	\$6,900	\$7,900	\$19,110	\$7,900	\$11210	
TOTAL OPERATING EXPENSES GUEST CABINS	\$9,000	\$9,200	\$14,717	\$9,312	\$5405	
NET INCOME GUEST CABINS	-\$2,100	-\$1,300	\$4,393	-\$1,412	\$5805	
SUMMARY TOTAL						
INCOME	\$46,500	\$47,500	\$58,714	\$47,500	\$11,214	
EXPENSES	\$36,550	\$40,463	\$42,905	\$36,184	\$6,721	
NET INCOME	\$9,950	\$7,037	\$15,809	\$11,316	\$4,493	
Non Operating Expenses	\$0	\$0	\$3,850	\$0	\$0	2025 -Reserve Plan Consultants - \$3,850
NET INCOME	\$9,950	\$7,037	\$11,959	\$11,316	\$4,493	

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CAPITAL RESERVE	\$5,425	\$5,425	\$0	\$0	\$0	
Roads	\$2,500	\$0	\$0	\$0	\$0	
Pond Fountains	\$0	\$0	\$0	\$0	\$0	
Southeast Path	\$0	\$5,000	\$10,074	\$8,500	\$1,574	2026 - to complete \$50,000 estimate if have to buy fill Jan 2025 payment to Alpha Building Solutions Nov 2025 payment to Alpha Building Solutions
TOTAL	\$7,925	\$5,000	\$10,074	\$8,500	\$1,574	
NET INCOME minus CAPITAL RESERVE AMOUNT	\$2,025	\$2,037	\$1,885	\$2,816	\$2,919	