

**OPERATING FUND**

|                                  |                  |  |
|----------------------------------|------------------|--|
| Checking Account as of 6/30/25   | 33,487.15        |  |
| Homeowners Maintenance Fees      | 23,201.00        |  |
|                                  | <u>56,688.15</u> |  |
| Cable/Internet                   | 4,007.00         |  |
|                                  | <u>60,695.15</u> |  |
| Disbursements - July             | (23,987.76)      |  |
| Checking Account Balance 7/31/25 | <u>36,707.39</u> |  |

**Monthly Maintenance Fees**

|                                     |                  |  |
|-------------------------------------|------------------|--|
| Homeowners Maintenance Fees         | 23,201.00        |  |
| Late Letters, Bounced HD Ck Charges | 0.00             |  |
| Cable/Internet                      | 4,007.00         |  |
|                                     | <u>27,208.00</u> |  |

**MAINTENANCE RESERVE FUND**

|                                    |             |           |
|------------------------------------|-------------|-----------|
| M&T Bank                           | 29,615.45   |           |
| Deposit - Reserve                  | 6,095.00    |           |
| Interest                           | 46.16       |           |
| Withdrawal - Transfer to Operating | <u>0.00</u> | 35,756.61 |

**CERTIFICATE OF DEPOSIT**

|                                       |                   |  |
|---------------------------------------|-------------------|--|
| CNB Bank CD 17 mo 4.09% Mat 1/14/26   | 100,000.00        |  |
| CNB Bank CD 17 mo 4.09% Mat 2/23/26   | 75,000.00         |  |
| M&T Bank CD 12 mo 4.25% Mat 9/5/25    | 75,000.00         |  |
| <b>TOTAL MAINTENANCE RESERVE FUND</b> | <u>285,756.61</u> |  |

**Maintenance Reserve Account YTD**

|                                    |                     |                     |
|------------------------------------|---------------------|---------------------|
| <b>Reserve Fund as of 12/31/24</b> |                     | 299,228.54          |
| <b>Deposits</b>                    |                     |                     |
| Reserve                            | 42,665.00           |                     |
| Reserve per BOD                    | 50,000.00           |                     |
| Interest                           | <u>547.39</u>       | 93,212.39           |
| <b>Withdrawals</b>                 |                     |                     |
| Reserve - Legal                    | (333.00)            |                     |
| Reserve - Road Dedication          | <u>(106,351.32)</u> | <u>(106,684.32)</u> |
|                                    |                     | 285,756.61          |

  
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 Eric O'Connell  
 Property Manager

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Crofton Perdue Associates, Inc.  
RIVERS RUN HOMEOWNERS ASSOCIATION  
DISBURSEMENTS  
JULY 2025

|  |               |                 |
|--|---------------|-----------------|
| <b>AUDIT</b>   |               | 0.00            |
| <b>BUILDING REPAIRS &amp; SUPPLIES</b>                     |               |                 |
| Crofton Perdue - Repairs & Maintenance                     | 3,483.09      |                 |
| Home Depot - Supplies                                      | 96.47         |                 |
| Lowe's - Supplies  | 49.65         |                 |
| SRS Building Products - Gable Vent                         | 263.52        |                 |
| Town & Country Pest - Bees @ 1401RV                        | <u>160.92</u> | 4,053.65        |
| <b>CABLE/INTERNET</b>                                      |               |                 |
| Spectrum   |               | 4,228.32        |
| <b>ELECTRIC</b>  |               |                 |
| Rochester Gas & Electric - Electric                        |               | 125.18          |
| <b>FERTILIZATION - LAWN</b>                                |               |                 |
| TruGreen - Lawn Fertilization                              |               | 0.00            |
| <b>HOSPITALITY COMMITTEE</b>                               |               | 0.00            |
| <b>INCOME TAX</b>  |               | 0.00            |
| <b>INSURANCE</b>   |               |                 |
| Travelers - Commercial Package                             |               | 0.00            |
| <b>LEGAL</b>   |               | 0.00            |
| <b>MANAGEMENT</b>  |               |                 |
| Crofton Perdue Associates                                  |               | 1,300.00        |
| <b>OFFICE EXPENSE</b>                                      |               |                 |
| Crofton Perdue - Copies, Postage, Box Storage              |               | 88.22           |
| <b>REAL ESTATE TAX</b>                                     |               | 0.00            |
| <b>REFUSE</b>  |               |                 |
| Suburban Disposal - Refuse                                 |               | 1,169.64        |
| <b>SNOW</b>  |               | 0.00            |
| <b>SUMMER - MOWING</b>                                     |               |                 |
| G.J Romig Property Management - Grounds Maintenance 4 of 9 |               | 6,927.75        |
| <b>TREE MAINTENANCE</b>                                    |               | 0.00            |
| <b>RESERVE</b>   |               | <u>6,095.00</u> |
| <b>TOTAL</b>   |               | 23,987.76       |



|    | A           | B           | C                                 | D            | E            | F            | G            |
|----|-------------|-------------|-----------------------------------|--------------|--------------|--------------|--------------|
| 1  |             |             | Crofton Perdue Associates, Inc.   |              |              |              | PAGE 3 OF 4  |
| 2  |             |             | RIVERS RUN HOMEOWNERS ASSOCIATION |              |              |              |              |
| 3  |             |             | JULY 2025                         |              |              |              |              |
| 4  | MONTH       | MONTH       | CATEGORY                          | BUDGET YTD   | ACTUAL YTD   | ANNUAL       | REMAINING    |
| 5  | BUDGETED    | ACTUAL      |                                   |              |              | BUDGET       | BALANCE      |
| 6  |             |             |                                   |              |              |              |              |
| 7  |             |             |                                   |              |              |              |              |
| 8  | 0.00        | 0.00        | Audit                             | 1,800.00     | 1,929.00     | 1,800.00     | (129.00)     |
| 9  | 1,375.00    | 4,053.65    | Building Repairs/Supplies         | 9,625.00     | 7,505.35     | 16,500.00    | 8,994.65     |
| 10 | 4,234.00    | 4,228.32    | Cable/Internet                    | 29,638.00    | 29,423.10    | 50,808.00    | 21,384.90    |
| 11 | 166.67      | 125.18      | Electric                          | 1,166.69     | 960.79       | 2,000.00     | 1,039.21     |
| 12 | 1,250.00    | 0.00        | Fertilization                     | 3,750.00     | 1,036.80     | 5,000.00     | 3,963.20     |
| 13 | 41.67       | 0.00        | Hospitality Committee             | 291.69       | 35.46        | 500.00       | 464.54       |
| 14 | 0.00        | 0.00        | Income Tax                        | 4,500.00     | 6,234.00     | 4,500.00     | (1,734.00)   |
| 15 | 2,304.33    | 0.00        | Insurance                         | 16,130.31    | 10,477.61    | 27,652.00    | 17,174.39    |
| 16 | 250.00      | 0.00        | Legal                             | 1,750.00     | 2,684.00     | 3,000.00     | 316.00       |
| 17 | 1,312.50    | 1,300.00    | Management                        | 9,187.50     | 9,103.00     | 15,750.00    | 6,647.00     |
| 18 | 183.33      | 88.22       | Office Expense                    | 1,283.35     | 971.28       | 2,200.00     | 1,228.72     |
| 19 | 0.00        | 0.00        | Real Estate Tax                   | 1,500.00     | 1,269.54     | 3,500.00     | 2,230.46     |
| 20 | 1,169.67    | 1,169.64    | Refuse                            | 8,187.69     | 8,310.60     | 14,036.00    | 5,725.40     |
| 21 | 0.00        | 0.00        | Snow                              | 28,000.00    | 26,130.70    | 35,000.00    | 8,869.30     |
| 22 | 8,687.50    | 6,927.75    | Summer                            | 34,750.00    | 30,189.60    | 69,500.00    | 39,310.40    |
| 23 | 0.00        | 0.00        | Landscape Reserve                 | 0.00         | 0.00         | 0.00         | 0.00         |
| 24 | 3,000.00    | 0.00        | Tree Maintenance                  | 16,000.00    | 0.00         | 16,000.00    | 16,000.00    |
| 25 |             |             |                                   |              |              |              |              |
| 26 | 23,974.67   | 17,892.76   | TOTAL OPERATING EXP.              | 167,560.23   | 136,260.83   | 267,746.00   | 131,485.17   |
| 27 |             |             |                                   |              |              |              |              |
| 28 | 6,095.00    | 6,095.00    | RESERVE                           | 42,665.00    | 42,665.00    | 73,140.00    | 30,475.00    |
| 29 |             |             |                                   |              |              |              |              |
| 30 | \$30,069.67 | \$23,987.76 | TOTAL                             | \$210,225.23 | \$178,925.83 | \$340,886.00 | \$161,960.17 |
| 31 |             |             |                                   |              |              |              |              |
| 32 |             |             |                                   |              |              |              |              |
| 33 |             |             |                                   |              |              |              |              |