

Crofton Perdue Associates, Inc.
RIVERS RUN HOMEOWNERS ASSOCIATION
JUNE 2025

OPERATING FUND

Checking Account as of 5/31/25	29,175.17	
Homeowners Maintenance Fees	23,946.00	
	53,121.17	
Cable/Internet	4,226.00	
	57,347.17	
Disbursements - June	(23,860.02)	
Checking Account Balance 6/30/25	33,487.15	

Monthly Maintenance Fees

Homeowners Maintenance Fees	23,954.00	
Late Letters, Bounced HD Ck Charges	(8.00)	
Cable/Internet	4,226.00	
	28,172.00	

MAINTENANCE RESERVE FUND

M&T Bank	23,486.38	
Deposit - Reserve	6,095.00	
Interest	34.07	
Withdrawal - Transfer to Operating	0.00	29,615.45

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
TOTAL MAINTENANCE RESERVE FUND		279,615.45

Maintenance Reserve Account YTD

Reserve Fund as of 12/31/24		299,228.54
Deposits		
Reserve	36,570.00	
Reserve per BOD	50,000.00	
Interest	501.23	87,071.23
Withdrawals		
Reserve - Legal	(333.00)	
Reserve - Road Dedication	(106,351.32)	(106,684.32)
		279,615.45


 Eric O'Connell
 Property Manager

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

AUDIT		0.00
BUILDING REPAIRS & SUPPLIES		
Crofton Perdue - Repairs & Maintenance	316.80	
Home Depot - Supplies	5.91	
Accent Paint - Water Damage Repair @ 901 & 802RV	<u>1,649.00</u>	1,971.71
CABLE/INTERNET		
Spectrum		4,228.33
ELECTRIC		
Rochester Gas & Electric - Electric		130.43
FERTILIZATION - LAWN		
TruGreen - Lawn Fertilization		1,036.80
HOSPITALITY COMMITTEE		0.00
INCOME TAX		
NYS Corporation Tax - 2025 Estimated Tax		900.00
INSURANCE		
Travelers - Commercial Package		0.00
LEGAL		0.00
MANAGEMENT		
Crofton Perdue Associates		1,300.00
OFFICE EXPENSE		
Crofton Perdue - Copies, Postage, Box Storage		100.36
REAL ESTATE TAX		0.00
REFUSE		
Suburban Disposal - Refuse		1,169.64
SNOW		0.00
SUMMER - MOWING		
G.J Romig Property Management - Grounds Maintenance 3 of 9		6,927.75
TREE MAINTENANCE		0.00
RESERVE		<u>6,095.00</u>
TOTAL		23,860.02



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1			Crofton Perdue Associates, Inc.				PAGE 3 OF 4
2			RIVERS RUN HOMEOWNERS ASSOCIATION				
3			JUNE 2025				
4	MONTH	MONTH				ANNUAL	
5	BUDGETED	ACTUAL	CATEGORY	BUDGET YTD	ACTUAL YTD	BUDGET	REMAINING
6							BALANCE
7							
8	0.00	0.00	Audit	1,800.00	1,929.00	1,800.00	(129.00)
9	1,375.00	1,971.71	Building Repairs/Supplies	8,250.00	3,451.70	16,500.00	13,048.30
10	4,234.00	4,228.33	Cable/Internet	25,404.00	25,194.78	50,808.00	25,613.22
11	166.67	130.43	Electric	1,000.02	835.61	2,000.00	1,164.39
12	1,250.00	1,036.80	Fertilization	2,500.00	1,036.80	5,000.00	3,963.20
13	41.67	0.00	Hospitality Committee	250.02	35.46	500.00	464.54
14	750.00	900.00	Income Tax	4,500.00	6,234.00	4,500.00	(1,734.00)
15	2,304.33	0.00	Insurance	13,825.98	10,477.61	27,652.00	17,174.39
16	250.00	0.00	Legal	1,500.00	2,684.00	3,000.00	316.00
17	1,312.50	1,300.00	Management	7,875.00	7,803.00	15,750.00	7,947.00
18	183.33	100.36	Office Expense	1,100.02	883.06	2,200.00	1,316.94
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	7,018.02	7,140.96	14,036.00	6,895.04
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	26,062.50	23,261.85	69,500.00	46,238.15
23	0.00	0.00	Landscape Reserve	0.00	0.00	0.00	0.00
24	6,000.00	0.00	Tree Maintenance	13,000.00	0.00	16,000.00	16,000.00
25							
26	27,724.67	17,765.02	TOTAL OPERATING EXP.	143,585.56	118,368.07	267,746.00	149,377.93
27							
28	6,095.00	6,095.00	RESERVE	36,570.00	36,570.00	73,140.00	36,570.00
29							
30	\$33,819.67	\$23,860.02	TOTAL	\$180,155.56	\$154,938.07	\$340,886.00	\$185,947.93
31							
32							
33							