

OPERATING FUND

Checking Account as of 4/30/25	26,371.32	
Homeowners Maintenance Fees	21,946.00	
	<u>48,317.32</u>	
Cable/Internet	3,796.00	
	<u>52,113.32</u>	
Disbursements - May	(22,938.15)	
Checking Account Balance 5/31/25	<u>29,175.17</u>	

Monthly Maintenance Fees

Homeowners Maintenance Fees	21,962.00	
Late Letters, Bounced HD Ck Charges	(16.00)	
Cable/Internet	3,796.00	
	<u>25,742.00</u>	

MAINTENANCE RESERVE FUND

M&T Bank	17,366.95	
Deposit - Reserve	6,095.00	
Interest	24.43	
Withdrawal - Transfer to Operating	<u>0.00</u>	23,486.38

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	<u>75,000.00</u>	
TOTAL MAINTENANCE RESERVE FUND		273,486.38

Maintenance Reserve Account YTD

Reserve Fund as of 12/31/24		299,228.54
Deposits		
Reserve	30,475.00	
Reserve per BOD	50,000.00	
Interest	<u>467.16</u>	80,942.16
Withdrawals		
Reserve - Legal	(333.00)	
Reserve - Road Dedication	<u>(106,351.32)</u>	<u>(106,684.32)</u>
		273,486.38



 Eric O'Connell
 Property Manager

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

AUDIT	0.00
BUILDING REPAIRS & SUPPLIES	
Crofton Perdue - Repairs & Maintenance	888.66
CABLE/INTERNET	
Spectrum	4,228.33
ELECTRIC	
Rochester Gas & Electric - Electric	138.12
FERTILIZATION - LAWN	0.00
HOSPITALITY COMMITTEE	0.00
INCOME TAX	0.00
INSURANCE	
Travelers - Commercial Package	2,095.53
LEGAL	0.00
MANAGEMENT	
Crofton Perdue Associates	1,300.00
OFFICE EXPENSE	
Crofton Perdue - Copies, Postage, Box Storage	95.12
REAL ESTATE TAX	0.00
REFUSE	
Suburban Disposal - Refuse	1,169.64
SNOW	0.00
SUMMER - MOWING	
G.J Romig Property Management - Grounds Maintenance 2 of 9	6,927.75
TREE MAINTENANCE	0.00
RESERVE	<u>6,095.00</u>
TOTAL	22,938.15

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1			Crofton Perdue Associates, Inc.				PAGE 3 OF 4
2			RIVERS RUN HOMEOWNERS ASSOCIATION				
3			MAY 2025				
4	MONTH	MONTH	CATEGORY	BUDGET YTD	ACTUAL YTD	ANNUAL BUDGET	REMAINING BALANCE
5	BUDGETED	ACTUAL					
6							
7							
8	0.00	0.00	Audit	1,800.00	1,929.00	1,800.00	(129.00)
9	1,375.00	888.66	Building Repairs/Supplies	6,875.00	1,479.99	16,500.00	15,020.01
10	4,234.00	4,228.33	Cable/Internet	21,170.00	20,966.45	50,808.00	29,841.55
11	166.67	138.12	Electric	833.35	705.18	2,000.00	1,294.82
12	1,250.00	0.00	Fertilization	1,250.00	0.00	5,000.00	5,000.00
13	41.67	0.00	Hospitality Committee	208.35	35.46	500.00	464.54
14	0.00	0.00	Income Tax	3,750.00	5,334.00	4,500.00	(834.00)
15	2,304.33	2,095.53	Insurance	11,521.65	10,477.61	27,652.00	17,174.39
16	250.00	0.00	Legal	1,250.00	2,684.00	3,000.00	316.00
17	1,312.50	1,300.00	Management	6,562.50	6,503.00	15,750.00	9,247.00
18	183.33	95.12	Office Expense	916.69	782.70	2,200.00	1,417.30
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	5,848.35	5,971.32	14,036.00	8,064.68
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	17,375.00	16,334.10	69,500.00	53,165.90
23	0.00	0.00	Landscape Reserve	0.00	0.00	0.00	0.00
24	2,000.00	0.00	Tree Maintenance	7,000.00	0.00	16,000.00	16,000.00
25							
26	22,974.67	16,843.15	TOTAL OPERATING EXP.	115,860.89	100,603.05	267,746.00	167,142.95
27							
28	6,095.00	6,095.00	RESERVE	30,475.00	30,475.00	73,140.00	42,665.00
29							
30	\$29,069.67	\$22,938.15	TOTAL	\$146,335.89	\$131,078.05	\$340,886.00	\$209,807.95
31							
32							
33							