

**River Run Plaza Association**  
**River Run Plaza**

	2025		2026
	Jan - Dec 25	Budget	Budget
Ordinary Income/Expense			
Income			
<b>ASSOCIATION DUES</b>	25,580.00	25,580.00	25,580.00
<b>Total Income</b>	<u>25,580.00</u>	<u>25,580.00</u>	<u>25,580.00</u>
Gross Profit	25,580.00	25,580.00	25,580.00
Expense			
Administrative			
Office Supplies	208.75	200.00	40.00 Stamps
<b>TAXES</b>	10.00	10.00	10.00
Administrative - Other	5.74		
<b>Total Administrative</b>	<u>224.49</u>	<u>210.00</u>	<u>50.00</u>
<b>INSURANCE EXPENSE</b>	5,006.00	1,819.80	5,507.00
<b>LANDSCAPE EXPENSES</b>	3,100.00	4,250.00	4,250.00
Merchant deposit fees	107.70	80.00	125.00
<b>PROFESSIONAL FEES</b>			
ACCOUNTING	400.00	380.00	450.00
MANAGEMENT FEES	3,851.00	3,840.00	4,200.00
<b>Total PROFESSIONAL FEES</b>	<u>4,251.00</u>	<u>4,220.00</u>	<u>4,650.00</u>
<b>REPAIRS &amp; MAINTENANCE</b>			
Vents, front door painting			2,344.00
GENERAL	223.67	300.00	350.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<u>223.67</u>	<u>300.00</u>	<u>2,694.00</u>
<b>SNOW REMOVAL</b>	5,211.00	4,800.00	5,550.00
<b>UTILITIES</b>			
ALARM MONITORING	480.00	420.00	480.00
POWER	983.04	1,000.00	1,000.00
RUBBISH & RECYCLING	1,069.80	940.00	1,124.00
WATER/SEWER	8,835.52	7,540.00	150.00 Possibly \$0
<b>Total UTILITIES</b>	<u>11,368.36</u>	<u>9,900.00</u>	<u>2,754.00</u>
<b>Total Expense</b>	<u>29,492.22</u>	<u>25,579.80</u>	<u>25,580.00</u>
Net Ordinary Income	-3,912.22	0.20	0.00
Other Income/Expense			
Other Income			
CAPITAL RESERVE ASSESSMENT	3,000.00	3,000.00	3,000.00
CAPITAL RESERVE INTEREST	2.53		0.00
INTEREST INCOME	212.58		0.00
<b>Total Other Income</b>	<u>3,215.11</u>	<u>3,000.00</u>	<u>3,000.00</u>
Net Other Income	3,215.11	3,000.00	3,000.00
Net Income	<u><u>-697.11</u></u>	<u><u>3,000.20</u></u>	<u><u>3,000.00</u></u>
		Dues/yr	Monthly    Total /mo    With CR
Unit A-24.5%		6,267.10	522.25    583.50
Unit B-24.2		6,190.36	515.86    576.36
Unit C-24.2		6,190.36	515.86    576.36
Unit D-27.1		6,932.18	577.68    645.43

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2025		2026	
<u>Jan - Dec 25</u>	<u>Budget</u>	<u>Budget</u>	
	25,580.00	2,131.65	2381.65