

**River Street Townhomes Owners Association, Inc.  
2026 Budget**

	<u>Jan - Dec 25</u>	<u>Budget 2026</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
40000 · Operating Income	36,000.00	34,000.00
<b>Total Income</b>	<u>36,000.00</u>	<u>34,000.00</u>
<b>Expense</b>		
Accounting	700.00	700.00
Contingency		4,135.00
Insurance	2,254.00	6,800.00
63700 · Landscaping and Groundskeeping	1,905.25	4,000.00
64900 · Office Supplies	90.65	220.00
66800 · Property Management Fees	8,925.00	6,225.00
67200 · Repairs and Maintenance		
67220 · Window Cleaning	1,200.00	1,700.00
<b>Total 67200 · Repairs and Maintenance</b>	<u>1,200.00</u>	<u>1,700.00</u>
Reimbursable expenses	4,982.90	0.00
Snow Removal	3,871.00	5,000.00
68600 · Utilities		
68605 · Water & Sewer	3,162.99	4,800.00
68600 · Electricity	382.80	420.00
<b>Total 68600 · Utilities</b>	<u>3,545.79</u>	<u>5,220.00</u>
<b>Total Expense</b>	<u>27,474.59</u>	<u>34,000.00</u>
<b>Net Ordinary Income</b>	<u>8,525.41</u>	<u>0.00</u>
<b>Capital Reserve Income</b>		<u>2,000.00</u>
<b>Capital Reserve contribution to savings</b>		<u>2,000.00</u>
<b>Net Income</b>	<u><u>8,525.41</u></u>	<u><u>0.00</u></u>

The dues remain \$750.00 for January  
Re-evaluate after March.