

OPERATING FUND

Checking Account as of 11/30/24	68,162.27	
Homeowners Maintenance Fees	21,927.00	
	<u>90,089.27</u>	
Cable/Internet	3,869.00	
	<u>93,958.27</u>	
Disbursements - December	(29,958.15)	
Checking Account Balance 12/31/24	<u>64,000.12</u>	

Monthly Maintenance Fees

Homeowners Maintenance Fees	21,943.00	
Late Letters, Bounced HD Ck Charges	(16.00)	
Cable/Internet	3,869.00	
	<u>25,796.00</u>	

MAINTENANCE RESERVE FUND

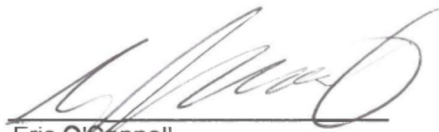
M&T Bank	46,340.54	
Deposit - Reserve	5,750.00	
Interest	108.00	
Withdrawal - Transfer to Operating (repairs)	(2,970.00)	49,228.54

CERTIFICATE OF DEPOSIT

CNB Bank CD 17 mo 4.25% 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	<u>299,228.54</u>

Maintenance Reserve Account YTD

Reserve Fund as of 12/31/23	270,083.19
Deposits	
Reserve	69,000.00
Interest	12,146.79
Withdrawals	
Reserve - Asphalt, Sealcoat, Repairs	(18,846.00)
Reserve - Light Post Painting	(7,410.69)
Reserve - Chimney Chase Removal	(1,350.00)
Reserve - Siding Repairs	(24,394.75)
	<u>299,228.54</u>


 Eric O'Connell
 Property Manager

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Crofton Perdue Associates, Inc.
RIVERS RUN HOMEOWNERS ASSOCIATION
DISBURSEMENTS
DECEMBER 2024

AUDIT		0.00
BUILDING REPAIRS & SUPPLIES		
Crofton Perdue - Repairs & Maintenance	341.72	
Magic Seal - Crack Sealing	2,970.00	
Transfer from Reserve	(2,970.00)	
Clean & Green Softwash - Gutter & Downspout Cleaning	<u>2,192.40</u>	2,534.12
CABLE/INTERNET		
Spectrum		3,986.39
ELECTRIC		
Rochester Gas & Electric - Electric		140.35
FERTILIZATION - LAWN		0.00
HOSPITALITY COMMITTEE		
M. Schmitt - Reimburse for Welcome Basket		47.29
INCOME TAX		0.00
INSURANCE		
Travelers - Commercial Package		2,095.52
LEGAL		0.00
MANAGEMENT		
Crofton Perdue Associates		1,238.30
OFFICE EXPENSE		
Crofton Perdue - Copies, Postage, Box Storage, Budget Mailing	149.50	
C. Lee - Reimburse for CTA Seminar	<u>50.00</u>	199.50
REAL ESTATE TAX		0.00
REFUSE		
Suburban Disposal - Refuse		1,169.64
SNOW		
Magic Landscape & Plowing - Snow Removal		6,199.20
SUMMER - MOWING		
G.J. Romig - Grounds Maintenance		6,597.84
TREE MAINTENANCE		0.00
RESERVE		<u>5,750.00</u>
TOTAL		29,958.15

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		Crofton Perdue Associates, Inc.				PAGE 3 OF 4
		RIVERS RUN HOMEOWNERS ASSOCIATION				
		DECEMBER 2024				
	MONTH	CATEGORY	BUDGET YTD	ACTUAL YTD	ANNUAL BUDGET	REMAINING BALANCE
	BUDGETED					
	ACTUAL					
1						
2						
3						
4						
5						
6						
7						
8	0.00	Audit	1,800.00	1,750.00	1,800.00	50.00
9	1,500.00	Building Repairs/Supplies	18,000.00	18,371.92	18,000.00	(371.92)
10	4,234.00	Cable/Internet	50,808.00	47,727.99	50,808.00	3,080.01
11	191.63	Electric	2,300.00	1,510.91	2,300.00	789.09
12	0.00	Fertilization	6,000.00	7,191.99	6,000.00	(1,191.99)
13	41.63	Hospitality Committee	500.00	94.79	500.00	405.21
14	0.00	Income Tax	400.00	3,200.00	400.00	(2,800.00)
15	2,266.63	Insurance	27,200.00	26,972.88	27,200.00	227.12
16	416.63	Legal	5,000.00	0.00	5,000.00	5,000.00
17	1,250.00	Management	15,000.00	14,859.60	15,000.00	140.40
18	258.37	Office Expense	2,000.00	1,124.74	2,000.00	875.26
19	0.00	Real Estate Tax	3,500.00	2,595.60	3,500.00	904.40
20	1,175.00	Refuse	14,100.00	14,094.00	14,100.00	6.00
21	7,300.00	Snow	36,500.00	31,428.00	36,500.00	5,072.00
22	0.00	Summer	66,000.00	60,449.76	66,000.00	5,550.24
23	0.00	Landscape Reserve	0.00	0.00	0.00	0.00
24	0.00	Tree Maintenance	16,000.00	9,658.17	16,000.00	6,341.83
25						
26	18,633.89	TOTAL OPERATING EXP.	265,108.00	241,030.35	265,108.00	24,077.65
27						
28	5,750.00	RESERVE	69,000.00	69,000.00	69,000.00	0.00
29						
30	\$24,383.89	TOTAL	\$334,108.00	\$310,030.35	\$334,108.00	\$24,077.65
31						
32						
33						

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