

River Park Owners Association

2026 ANNUAL BUDGET - Approved

Annual Dues: \$500.00 Due January 1st

91 Units (5 units vacant lot duplex) 86 Units Are Charged

		2024	2025	2025	2026
		Actual	Actual	Budget	Proposed
INCOME					
	Association Dues	\$44,175.00	\$43,575.00	\$43,000.00	\$43,000.00
	Postage Reimbursement	\$24.08	\$87.21		
	Interest Income	\$19.41	\$84.68	\$20.00	\$85.00
	DRC Income		\$200.00		
	One Time Allocation from Operating for Legal Expenses				\$10,000.00
	Fees/Fines/Misc. Income	\$50.00	\$100.00		
	Total Income	\$44,268.49	\$44,046.89	\$43,020.00	\$53,085.00
EXPENSES					
	Landscape Maintenance Contract	\$2,400.00	\$6,880.00	\$2,400.00	\$7,000.00
	Landscape Maintenance-Tree/ Shrub	\$30.00	\$2,077.50	\$100.00	\$2,100.00
	Irrigation, Landscaping, Grounds Maintenance	\$7,749.45	\$4,335.97	\$8,000.00	\$8,000.00
	Snow Removal	\$1,875.00	\$1,650.00	\$2,000.00	\$2,000.00
	Pet Waste Services	\$52.28	\$48.24		\$50.00
	Management	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
	Insurance	\$912.00	\$1,014.00	\$912.00	\$1,014.00
	Electricity	\$323.58	\$361.03	\$335.00	\$375.00
	Water	\$9,166.00	\$2,414.70	\$10,000.00	\$3,000.00
	Office/Mailing	\$777.19	\$498.27	\$690.00	\$2,500.00
	State Registration Fees DORA/SOS	\$43.00	\$44.00	\$53.00	\$44.00
	Legal/Professional Services	\$1,396.00	\$157.50	\$1,250.00	\$10,000.00
	Accounting/Taxes	\$250.00	\$312.75	\$250.00	\$300.00
	Reserves Funding				\$3,000.00
	Total Expenses	\$38,654.50	\$33,473.96	\$39,670.00	\$53,063.00
NET INCOME		\$5,613.99	\$10,572.93	\$3,350.00	\$22.00

Account Balances YTD, 01/16/2026:

Operating Account: \$67,824.63

Reserves Account 1: \$6,389.35

Total Cash Assets: \$74,213.98