

River Park Owners Association

2025 ANNUAL BUDGET - Approved

Annual Dues: \$500.00 Due January 1st

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

	2022	2023	2024	2025
	Actual	Actual	Actual	Proposed
INCOME				
Association Dues	\$34,100.00	\$42,650.00	\$44,175.00	\$43,000.00
Interest Income	\$0.38	\$1.79	\$19.41	\$20.00
Fees/Fines/Finance Charges/Statement Fees	\$436.68	-\$77.18		
Total Income	\$34,537.06	\$42,574.61	\$44,194.41	\$43,020.00
EXPENSES				
Landscape Maintenance Contract			\$2,400.00	\$2,400.00
Landscape Maintenance-Tree/ Shrub	\$50.00		\$30.00	\$100.00
Irrigation, Landscaping, Grounds Maintenance	\$7,582.11	\$10,573.80	\$7,749.45	\$8,000.00
Snow Removal	\$1,050.00		\$1,875.00	\$2,000.00
Management	\$6,744.00	\$11,674.70	\$13,680.00	\$13,680.00
Insurance	\$756.00	\$784.00	\$912.00	\$912.00
Electricity	\$274.92	\$272.76	\$323.71	\$335.00
Water	\$11,328.00	\$6,522.50	\$9,166.00	\$10,000.00
Office/Mailing	\$495.26	\$375.87	\$686.60	\$690.00
Website	\$300.00	\$135.00		
State Registration Fees DORA/SOS	\$130.00	\$40.00	\$43.00	\$53.00
Legal/Professional Services		\$505.00	\$1,396.00	\$1,250.00
Accounting/Taxes	\$270.40	\$130.00	\$250.00	\$250.00
Total Expenses	\$28,980.69	\$31,013.63	\$38,511.76	\$39,670.00
NET INCOME	\$5,556.37	\$11,560.98	\$5,682.65	\$3,350.00

Account Balances YTD, 2025:

Operating Account: \$61,907.29

Reserves Account 1: \$1,052.66

Total Cash Assets: \$62,959.95