

**River's Edge @ Delanco Condo**  
**\$215 a month**

**2026 Budget**

**Income**

<b>Account</b>	<b>2025 Budget</b>	<b>2026 Budget</b>
03200 Association Fees	\$636,000.00	\$683,700.00
03250 Capital Contribution	\$7,200.00	\$12,000.00
03450 Late Charge	\$1,500.00	\$1,500.00
03500 Legal Fee Reimbursement	\$20,000.00	\$20,000.00
03550 Miscellaneous income	\$500.00	\$500.00
03750 Penalty fees	\$3,000.00	\$1,000.00
03850 returned check charges	\$350.00	\$500.00
<b>Income Total</b>	<b>\$668,550.00</b>	<b>\$719,200.00</b>

**Expense**

<b>Account</b>	<b>2025 Budget</b>	<b>2026 Budget</b>
05200 Misc Expense	\$1,000.00	\$2,500.00
05250 Copy and Printing	\$1,500.00	\$1,700.00
05355 Insurance	\$172,000.00	\$206,400.00
05450 Legal Collections	\$15,000.00	\$15,000.00
05500 Legal General	\$1,000.00	\$1,000.00
05600 Management Fees	\$39,600.00	\$39,600.00
05650 Audit	\$5,000.00	\$5,000.00
05965 Electrical Repairs	\$1,500.00	\$1,000.00
05970 Gutter Cleaning	\$2,000.00	\$4,000.00
<b>ADMINISTRATIVE EXPENSE Total</b>	<b>\$253,600.00</b>	<b>\$276,200.00</b>
06050 Fire Service/Maintenance	\$2,000.00	\$5,500.00
06100 Roof Repairs	\$5,500.00	\$5,000.00
06150 General Maint & Repairs	\$10,000.00	\$20,000.00
06200 Plumbing	\$500.00	\$500.00
<b>BUILDING MAINTENANCE Total</b>	<b>\$18,000.00</b>	<b>\$31,000.00</b>
06450 Reserve Repair & Replacement	\$112,950.00	\$119,000.00
06500 Reserve Repayment	\$50,000.00	\$50,000.00
<b>CAPITAL RESERVES Total</b>	<b>\$162,950.00</b>	<b>\$169,000.00</b>
07300 Landscape Improvements	\$5,500.00	\$5,500.00
07350 Landscaping	\$90,000.00	\$90,000.00
07400 Roads and parking lot repair	\$500.00	\$500.00
07450 Snow Removal	\$60,000.00	\$60,000.00
07500 Flowers/Trees/Shrubs	\$7,500.00	\$5,500.00
07550 Grounds Cleanup	\$22,000.00	\$25,500.00
07600 Grounds Maint	\$2,500.00	\$2,500.00
07700 Exterminating	\$22,000.00	\$27,000.00
<b>GROUNDS MAINTENANCE Total</b>	<b>\$210,000.00</b>	<b>\$216,500.00</b>
07900 Electric	\$5,000.00	\$4,500.00
07910 Electric-Street Lights	\$5,000.00	\$6,000.00
07950 Water	\$14,000.00	\$16,000.00
<b>UTILITIES Total</b>	<b>\$24,000.00</b>	<b>\$26,500.00</b>
<b>Total</b>	<b>\$668,550.00</b>	<b>\$719,200.00</b>