

River Plantation CIA
STATEMENT OF REVENUES & EXPENSES
For 6 Months Ended December 31, 2021

	DEC ACTUAL -----	DEC BUDGET -----	VARIANCE -----	YTD ACTUAL -----	YTD BUDGET -----	VARIANCE -----	ANN'L BUDGET -----	REMAINING -----
REVENUE:								

Current Year Maintenance Fees	7,290	7,255	(35)	43,620	43,530	(90)	87,060	43,440
Current Year Service Fees	70,756	71,001	245	426,888	426,006	(882)	852,012	425,124
Trash Assessments	27,440	27,262	(178)	162,300	163,569	1,269	327,139	164,839
Amenity Rental Fees	50	8	(42)		52	52	100	100
FM Tennis Rental		1,000	1,000	5,000	6,000	1,000	12,000	7,000
Interest Earned on Investments	41	24	(17)	191	144	(47)	290	99
Miscellaneous Income	(7)		7	215		(215)		(215)
Uncollected Fees							(100,000)	(100,000)
TOTAL REVENUE	<u>105,570</u>	<u>106,550</u>	<u>980</u>	<u>638,214</u>	<u>639,301</u>	<u>1,087</u>	<u>1,178,601</u>	<u>540,387</u>
EXPENSES:								

ADMINISTRATIVE								

Administrative Contract	4,400	4,300	(100)	26,400	25,800	(600)	51,600	25,200
Office Supplies		125	125	933	750	(183)	1,500	567
Misc Office Expense	(126)	8	134	(126)	52	178	100	226
Copies	3,866	500	(3,366)	5,318	3,000	(2,318)	6,000	682
Postage & Delivery	2,078	875	(1,203)	6,057	5,250	(807)	10,500	4,443
Community Mailouts	684	83	(601)	684	502	(182)	1,000	316
Meetings	600	333	(267)	1,173	2,002	829	4,000	2,827
Board Expenses		167	167	129	1,002	873	2,000	1,871
Administrative Notices	4,672	1,940	(2,732)	16,308	11,640	(4,668)	23,276	6,968
Deed Restriction Expenses	1,075	1,083	8	7,115	6,499	(616)	13,000	5,885
Office Equipment	34	125	91	9,511	750	(8,761)	1,500	(8,011)
TOTAL ADMINISTRATIVE	<u>17,283</u>	<u>9,539</u>	<u>(7,744)</u>	<u>73,502</u>	<u>57,247</u>	<u>(16,255)</u>	<u>114,476</u>	<u>40,974</u>

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PROFESSIONAL SERVICES -----								
Legal - Corporate	232	7,500	7,268	40,558	45,000	4,442	90,000	49,442
Legal - Litigation		1,250	1,250		7,500	7,500	15,000	15,000
Legal - Collections	8,325	11,667	3,342	75,470	70,002	(5,468)	140,000	64,530
Legal Coll - Billed to Owners	(8,325)	(10,833)	(2,508)	(75,258)	(64,998)	10,260	(130,000)	(54,742)
Legal - Deed Restrictions	28,532	3,750	(24,782)	50,111	22,500	(27,611)	45,000	(5,111)
Legal DR - Billed to Owners	(28,532)	(3,750)	24,782	(54,218)	(22,500)	31,718	(45,000)	9,218
Audit and Tax		833	833	1,200	4,998	3,798	10,000	8,800
TOTAL PROFESSIONAL SERVICES	232	10,417	10,185	37,863	62,502	24,639	125,000	87,137
GROUND MAINTENANCE -----								
Landscape Contract	9,081	9,167	86	54,486	55,002	516	110,000	55,514
Landscape Extras	2,194	833	(1,361)	16,591	5,002	(11,589)	10,000	(6,591)
Irrigation Repairs		500	500	4,409	3,000	(1,409)	6,000	1,591
Tree Pruning/Removal	1,400	1,000	(400)	4,055	6,000	1,945	12,000	7,945
Force Mows	1,411	250	(1,161)	3,495	1,500	(1,995)	3,000	(495)
Force Mows-Charged to Owners		(250)	(250)	(1,069)	(1,500)	(431)	(3,000)	(1,931)
TOTAL GROUND MAINTENANCE	14,086	11,500	(2,586)	81,967	69,004	(12,963)	138,000	56,033
GENERAL REPAIRS & MAINTENANCE -----								
General Repairs & Maintenance		833	833	548	5,002	4,454	10,000	9,452
Porter Services		750	750		4,500	4,500	9,000	9,000
Mosquito Control		750	750	4,665	4,500	(165)	9,000	4,335
Pest Control		375	375	810	2,250	1,440	4,500	3,690
Cleaning-Janitorial		83	83		502	502	1,000	1,000
Signs		500	500	356	3,000	2,644	6,000	5,644
Lighting		1,250	1,250	7,675	7,500	(175)	15,000	7,325
Locksmith		41	41		251	251	500	500
Street & Parking Lot Repairs		2,583	2,583		15,502	15,502	31,000	31,000
Pressure Washing		333	333	900	1,998	1,098	4,000	3,100
TOTAL GENERAL REPAIRS & MAINTENAN		7,498	7,498	14,954	45,005	30,051	90,000	75,046

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AMENITY MAINTENANCE -----								
Pool Contract		3,500	3,500	37,075	21,000	(16,075)	42,000	4,925
Pool Repairs & Maintenance		375	375	4,994	2,250	(2,744)	4,500	(494)
Pool Supplies & Equipment		42	42	12	252	240	500	488
Pool Furniture		50	50		300	300	600	600
Park Repairs & Maintenance		834	834	13,311	5,000	(8,311)	10,000	(3,311)
Tennis Court Repairs & Maint		1,333	1,333		7,998	7,998	16,000	16,000
Tennis Court Deck Repairs		42	42		248	248	500	500
Landscape-Sports Park (Cont)		41	41		250	250	500	500
Landscape-Park (Non-Cont)		42	42		252	252	500	500
TOTAL AMENITY MAINTENANCE		6,259	6,259	55,392	37,550	(17,842)	75,100	19,708
STRUCTURES REPAIRS & MAINTENANCE -----								
Building Repairs & Maint		167	167		998	998	2,000	2,000
Electrical Repairs		167	167		998	998	2,000	2,000
Fence Repairs		83	83		502	502	1,000	1,000
HVAC Repairs & Maint		417	417		2,498	2,498	5,000	5,000
Bridge Repairs & Maint	4,750	417	(4,333)	9,500	2,498	(7,002)	5,000	(4,500)
CIA Building Maintenance		17	17		98	98	200	200
TOTAL STRUCTURES REPAIRS & MAINTENANCE	4,750	1,268	(3,482)	9,500	7,592	(1,908)	15,200	5,700
UTILITIES & SERVICES -----								
Electricity	1,465	1,500	35	8,486	9,000	514	18,000	9,514
Gas	27	42	15	145	248	103	500	355
Telephone/Internet	525	333	(192)	3,740	2,002	(1,738)	4,000	260
Trash Removal	25,953	23,333	(2,620)	153,122	140,002	(13,120)	280,000	126,878
Water/Sewer	632	375	(257)	4,340	2,250	(2,090)	4,500	160
Contract Deputy Patrol	9,680	7,917	(1,763)	52,300	47,500	(4,800)	95,000	42,700
Alarm System		25	25		150	150	300	300
Security Monitoring	126	250	124	1,451	1,500	49	3,000	1,549
Security Cameras		167	167		998	998	2,000	2,000
TOTAL UTILITIES & SERVICES	38,408	33,942	(4,466)	223,584	203,650	(19,934)	407,300	183,716

