



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
October 2021



30 - Sept- 21 RP8 Financial Review

MONTHLY INCOME

Monthly Actual Income	\$ 29,252.81
M Budget Income	\$ 32,460.00
M Income Variance	\$ (3,207.19)

MONTHLY EXPENSES

Monthly Actual Expenses	\$ 36,554.95
M Budget Expenses	\$ 32,163.33
M Expenses Variance	\$ (4,391.62)

MONTHLY NET INCOME

Monthly Actual Net Income	\$ (7,302.14)
M Budget Net Income	\$ 296.67
M Net Income Variance	\$ (7,598.81)

YTD INCOME

YTD Actual Income	\$ 278,527.16
YTD Budget Income	\$ 292,140.00
YTD Income Variance	\$ (13,612.84)

YTD EXPENSES

YTD Actual Expenses	\$ 335,554.02
YTD Budget Expenses	\$ 394,819.97
YTD Expenses Variance	\$ 59,275.95

YTD NET INCOME

YTD Actual Net Income	\$ (57,016.86)
YTD Budget Net Income	\$(102,679.97)
YTD Net Income Variance	\$ 45,663.11

YTD CAPITAL FUNDS

YTD Transfer to Capital Funds	\$ 83,670.03
YTD Capital Funds Used	\$ 154,752.71
YTD Net Capital Funds	\$ (71,082.68)

CONTRACT SERVICES

Management Fee	\$ 1,596.00
Pest Services	\$ 456.00
Grounds	\$ 4,720.83
Trash	\$ 1,900.00
Pool	\$ 600.00
Total	\$ 9,272.83

DELINQUENCIES

90 Days	\$ 5,189.00
60 Days	\$ 660.00
30 Days	\$ 60.00
Current Month	\$ 1,220.00
Total	\$ 7,129.00

CASH POSITION

Capital Account	\$ 520,153.87
Operating Account	\$ 11,608.98
Total	\$ 531,762.85

From the Board of Managers

The board would like to thank all of you who have worked so hard in your side beds. We've never had so many paper yard bags out by the street for pickup! And, so far, no black plastic bags! Remember, if you can't get it done by October 29, let us know so we can get someone to do it for you. If it's not cleaned up by the 29th, we'll be sending out letters

REMINDERS

- 🍁 Please don't include checks in outgoing mail in your mailbox. While there hasn't been any reports of mail being stolen out of mailboxes in a long time, it has happened in the past. Just a friendly reminder.
- 🍁 Metro yard trash pickup in this area was October 29. The next pickup will start January 24, 2022.
- 🍁 Our clubhouse brought in \$1,260 in September. It's good to see people start using it again. The board and garden committee are working on getting the front flower beds cleaned out. For the new residents...did you know our clubhouse has 3 bedrooms and a party room that you can rent? Or the whole downstairs? For information, call Linda Simmons at 615.294.6608.

🍁 Another friendly reminder...pick up after your dog! Not only is it a River Plantation Section VIII rule, it's also a Davidson County law. Why does it seem to be only big dogs' calling cards that I find? Be a good neighbor!

🍁 The dog park is going to be re-keyed to our new pool key as soon as we get the gate repaired that someone has damaged.

🍁 NO satellite dish on the roof or siding of your condo. If you see one on your neighbor's, it was installed there without permission.



WELCOME NEW RESIDENTS

If you are new to our Section, welcome. Please contact Carole Dahlinger via phone 615-646-1054 or email cld47@aol.com and provide her with your telephone number and email address so that we may include you in our directory as well as provide you with notices and newsletters. Our preferred method of delivering this information to you is via your email address. This helps us to keep you informed while keeping the costs down. Thanks.



CONTACT INFORMATION

Non-Emergency Police: 615-862-8600

Management Company: McGarr & Associates
www.McGarr.net 615-366-8876
Primary contact: Brent McGarr brent@mcgarr.net

Board Members

Bill Cave – President	615- 347-7425
wrc1083@outlook.com	
Linda Simmons - Treasurer	615-294-6608
lfkfsimmons@gmail.com	
Carole Dahlinger – Secretary	615-646-1054
cld47@aol.com	
Jane Trotter	847-308-6204
ajtrotter1@gmail.com	
David Sullivan	615-351-1773
410ggp@gmail.com	

Pest/Termite Control:

Belle Meade Exterminating 615-298-5555

Lamp Post Lights

And Alley Lights: Carole Dahlinger 615-646-1054

COMMITTEES

Clubhouse: Linda Simmons	615-294-6608
lfkfsimmons@gmail.com (includes clubhouse rental)	
Dog Park: Bill Cave	615- 347-7425
wrc1083@outlook.com	
Pool: Turner Hutchison	615-812-3825
turnerhutchison@bellsouth.net	
Grounds: Margaret McCutcheon	615-646-8857
margaret.mccutcheon.55@gmail.com	
Welcome: Jane Trotter	847-308-6204
ajtrotter1@gmail.com	

In order to keep our Association fees down, we need all the help we can get! If you can volunteer to help with any of the committees, please contact the Committee Chair.