

HOA Budget Compar. Report - S

Properties: River Plantation Section 8 Homeowners Association - 640 Spence Lane, Suite 205 Nashville, TN 37217

As of: Jan 2023

Additional Account Types: Asset

GL Account Map: River Plantation Section 8

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
2900	Prepaid Income	2,619.54	0.00	2,619.54	2,619.54	0.00	2,619.54	0.00
4200	Income							
4201	Association Dues	35,510.46	37,800.00	-2,289.54	35,510.46	37,800.00	-2,289.54	453,600.00
4301	Late Fee	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
	Total Income	35,510.46	37,841.67	-2,331.21	35,510.46	37,841.67	-2,331.21	454,100.00
4600	Interest Income							
4601	Money Market Interest	417.98	208.34	209.64	417.98	208.34	209.64	2,500.00
4602	CD Interest Income	0.00	500.00	-500.00	0.00	500.00	-500.00	6,000.00
	Total Interest Income	417.98	708.34	-290.36	417.98	708.34	-290.36	8,500.00
	Total Operating Income	38,547.98	38,550.01	-2.03	38,547.98	38,550.01	-2.03	462,600.00
Expense								
6200	Administrative Expenses							
6202	Office Supplies	109.90	166.67	56.77	109.90	166.67	56.77	2,000.00
6205	Fees & Permits	20.00	31.67	11.67	20.00	31.67	11.67	380.00
6207	Accounting Fees	0.00	12.50	12.50	0.00	12.50	12.50	150.00
6211	Legal Fees	315.00	166.67	-148.33	315.00	166.67	-148.33	2,000.00
6214	Telephone	50.00	41.00	-9.00	50.00	41.00	-9.00	492.00
6217	Storage Fee	0.00	10.84	10.84	0.00	10.84	10.84	130.00
6220	Website	119.63	130.00	10.37	119.63	130.00	10.37	1,560.00
6250	Insurance - Property	0.00	7,435.42	7,435.42	0.00	7,435.42	7,435.42	89,225.00
	Total Administrative Expenses	614.53	7,994.77	7,380.24	614.53	7,994.77	7,380.24	95,937.00
6300	Contract Services							
6301	Management Fees	1,637.25	1,637.25	0.00	1,637.25	1,637.25	0.00	19,647.00
6302	On-Site Manager Fee	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	12,000.00
6304	Pest Service	456.00	456.00	0.00	456.00	456.00	0.00	5,472.00
6305	Termite Contract	4,560.00	380.00	-4,180.00	4,560.00	380.00	-4,180.00	4,560.00
6306	Grounds-contract	9,591.66	4,733.34	-4,858.32	9,591.66	4,733.34	-4,858.32	56,800.00
6307	Trash	2,300.00	1,983.34	-316.66	2,300.00	1,983.34	-316.66	23,800.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6308	Pool Service	500.00	641.67	141.67	500.00	641.67	141.67	7,700.00
	Total Contract Services	20,044.91	10,831.60	-9,213.31	20,044.91	10,831.60	-9,213.31	129,979.00
6400	Operating Expenses							
6402	Maintenance/Repair	11,990.00	6,643.25	-5,346.75	11,990.00	6,643.25	-5,346.75	79,719.00
6403	Lighting Repair	117.47	41.67	-75.80	117.47	41.67	-75.80	500.00
6404	Electrical Repair	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
6406	Gutter Maint/Repair	1,898.16	625.00	-1,273.16	1,898.16	625.00	-1,273.16	7,500.00
6407	Roof Repair	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6416	Tree Removal/Maint	0.00	625.00	625.00	0.00	625.00	625.00	7,500.00
6420	Clubhouse Maintenance	464.81	500.00	35.19	464.81	500.00	35.19	6,000.00
6421	Grounds-noncontract	317.47	350.00	32.53	317.47	350.00	32.53	4,200.00
6426	Miscellaneous Expense	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
6444	Pool Keys	0.00	8.34	8.34	0.00	8.34	8.34	100.00
6446	Pool General Maint.	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
6447	Community Events	0.00	41.67	41.67	0.00	41.67	41.67	500.00
	Total Operating Expenses	14,787.91	9,543.28	-5,244.63	14,787.91	9,543.28	-5,244.63	114,519.00
6500	Utilities							
6502	Natural Gas	311.36	166.67	-144.69	311.36	166.67	-144.69	2,000.00
6503	Water/Sewer	37.04	100.00	62.96	37.04	100.00	62.96	1,200.00
6504	Electricity - General	857.00	1,000.00	143.00	857.00	1,000.00	143.00	12,000.00
	Total Utilities	1,205.40	1,266.67	61.27	1,205.40	1,266.67	61.27	15,200.00
6901	Real Property Tax	0.00	8.34	8.34	0.00	8.34	8.34	100.00
7000	Capital Expenses							
7011	Capital - Structural	4,050.00	0.00	-4,050.00	4,050.00	0.00	-4,050.00	0.00
	Total Capital Expenses	4,050.00	0.00	-4,050.00	4,050.00	0.00	-4,050.00	0.00
7000	Capital Expenses							
7001	Capital - Roofing	797.50	8,325.00	7,527.50	797.50	8,325.00	7,527.50	99,900.00
	Total Capital Expenses	797.50	8,325.00	7,527.50	797.50	8,325.00	7,527.50	99,900.00
7500	Reserve Transfer	1,330.42	1,330.42	0.00	1,330.42	1,330.42	0.00	15,965.00
7600	Reserve Transfer - Offset	-1,330.42	0.00	1,330.42	-1,330.42	0.00	1,330.42	0.00
	Total Operating Expense	41,500.25	39,300.08	-2,200.17	41,500.25	39,300.08	-2,200.17	471,600.00
	Total Operating Income	38,547.98	38,550.01	-2.03	38,547.98	38,550.01	-2.03	462,600.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Expense	41,500.25	39,300.08	-2,200.17	41,500.25	39,300.08	-2,200.17	471,600.00
	NOI - Net Operating Income	-2,952.27	-750.07	-2,202.20	-2,952.27	-750.07	-2,202.20	-9,000.00
Other Income								
4300	Other Income							
4325	Clubhouse Rental	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
	Total Other Income	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
	Total Other Income	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
	Net Other Income	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
	Total Income	38,547.98	39,300.01	-752.03	38,547.98	39,300.01	-752.03	471,600.00
	Total Expense	41,500.25	39,300.08	-2,200.17	41,500.25	39,300.08	-2,200.17	471,600.00
	Net Income	-2,952.27	-0.07	-2,952.20	-2,952.27	-0.07	-2,952.20	0.00