River Oaks of Palm Beach County Homeowners' Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 06/30/2025				YTD 06/30/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	118,902	118,902	0	0%	713,412	713,412	0	0%	1,426,824	713,412	50%
TOTAL Regular Assessments	118,902	118,902	0	0%	713,412	713,412	0	0%	1,426,824	713,412	50%
Special Assessments											
Full Rate	240	0	240	100%	62,144	0	62,144	100%	0	(62,144)	0%
TOTAL Special Assessments	240	0	240	100%	62,144	0	62,144	100%	0	(62,144)	0%
Assessment Allocation											
Assessment Allocation	(26,639)	(26,639)	0	0%	(159,839)	(159,839)	0	0%	(319,673)	(159,834)	50%
TOTAL Assessment Allocation	(26,639)	(26,639)	0	0%	(159,839)	(159,839)	0	0%	(319,673)	(159,834)	50%
TOTAL Assessments	92,503	92,263	240	0%	615,717	553,573	62,144	11%	1,107,151	491,434	44%
Other Income											
Late Payment Charges	0	0	0	0%	5,957	0	5,957	100%	0	(5,957)	0%
Lien Filing	0	0	0	0%	1,267	0	1,267	100%	0	(1,267)	0%
Late Payment Charges Waived	0	0	0	0%	(25)	0	(25)	(100%)	0	25	100%
Miscellaneous Income	3,230	0	3,230	100%	3,730	0	3,730	100%	0	(3,730)	0%
Prior Year Surplus	0	8,333	(8,333)	(100%)	0	49,998	(49,998)	(100%)	100,000	100,000	100%
Prior Year(s) Assessments	0	0	0	0%	(200)	0	(200)	(100%)	0	200	100%
Screening Fees	0	250	(250)	(100%)	0	1,500	(1,500)	(100%)	3,000	3,000	100%
Finance Fees	473	0	473	100%	3,218	0	3,218	100%	0	(3,218)	0%
Interest Income	2	0	2	100%	22	0	22	100%	0	(22)	0%
Move In/Move Out Fee	(250)	0	(250)	(100%)	(250)	0	(250)	(100%)	0	250	100%
Amenity Center Rental	200	0	200	100%	600	0	600	100%	0	(600)	0%
User Fees	0	0	0	0%	21	0	21	100%	0	(21)	0%
TOTAL Other Income	3,655	8,583	(4,928)	(57%)	14,341	51,498	(37,157)	(72%)	103,000	88,659	86%
TOTAL Revenues	96,158	100,846	(4,688)	(5%)	630,058	605,071	24,987	4%	1,210,151	580,093	48%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Irrigation - Contract/Repairs	4,184	833	(3,351)	(402%)	28,532	4,998	(23,534)	(471%)	10,000	(18,532)	(185%)
Landscape - General	9,762	10,000	238	2%	59,643	60,000	357	1%	120,000	60,357	50%
Tree Trimming/Sod/Mulch	0	5,833	5,833	100%	22,338	34,998	12,661	36%	70,000	47,663	68%

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	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
TOTAL Landscape Maintenance	13,946	16,666	2,720	16%	110,513	99,996	(10,517)	(11%)	200,000	89,487	45%
Pool Operating Expenses											
Pool / Spa Repairs	832	417	(415)	(99%)	5,231	2,502	(2,729)	(109%)	5,000	(231)	(5%)
TOTAL Pool Operating Expenses	832	417	(415)	(99%)	5,231	2,502	(2,729)	(109%)	5,000	(231)	(5%)
Maintenance											
General Repairs/Maintenance	2,865	833	(2,032)	(244%)	13,886	4,998	(8,888)	(178%)	10,000	(3,886)	(39%)
Mileage	0	33	33	100%	0	198	198	100%	400	400	100%
TOTAL Common Area Maintenance	2,865	866	(1,999)	(231%)	13,886	5,196	(8,690)	(167%)	10,400	(3,486)	(34%)
Repair & Maint - Amenity Center											
Clubhouse Repairs and Maintenance	0	250	250	100%	2,374	1,500	(874)	(58%)	3,000	626	21%
TOTAL Building Expenses	0	250	250	100%	2,374	1,500	(874)	(58%)	3,000	626	21%
Utilities											
Electricity - General	2,706	3,417	711	21%	18,547	20,502	1,955	10%	41,000	22,453	55%
Pest Control Contract	600	750	150	20%	6,952	4,500	(2,452)	(54%)	9,000	2,048	23%
Cable TV	26,073	26,250	177	1%	153,401	157,500	4,099	3%	315,000	161,599	51%
Telephone	143	67	(76)	(113%)	976	402	(574)	(143%)	800	(176)	(22%)
Water and Sewer	132	208	76	37%	1,059	1,248	189	15%	2,500	1,441	58%
TOTAL Utilities	29,654	30,692	1,038	3%	180,935	184,152	3,217	2%	368,300	187,365	51%
TOTAL Direct Operating Expenses	47,297	48,891	1,594	3%	312,938	293,346	(19,592)	(7%)	586,700	273,762	47%
General and Administrative Expenses											
Professional Fees											
Accounting/Audit Fees	0	250	250	100%	4,659	1,500	(3,159)	(211%)	3,000	(1,659)	(55%)
Legal	163	1,250	1,088	87%	4,624	7,500	2,876	38%	15,000	10,376	69%
TOTAL Professional Fees	163	1,500	1,338	89%	9,283	9,000	(283)	(3%)	18,000	8,717	48%
Bad Debts											
Allowance for BD Adjustment	20	0	(20)	(100%)	5,261	0	(5,261)	(100%)	0	(5,261)	0%
Bad Debt Expense	0	417	417	100%	(3)	2,502	2,505	100%	5,000	5,003	100%
TOTAL Bad Debts	20	417	397	95%	5,258	2,502	(2,756)	(110%)	5,000	(258)	(5%)
Insurance											
Insurance	46,682	39,417	(7,265)	(18%)	247,198	236,502	(10,696)	(5%)	473,000	225,802	48%
TOTAL Insurance	46,682	39,417	(7,265)	(18%)	247,198	236,502	(10,696)	(5%)	473,000	225,802	48%

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Contracted Services											
Management Services Contract	3,570	3,570	0	0%	21,420	21,420	0	0%	42,840	21,420	50%
TOTAL Contracted Services	3,570	3,570	0	0%	21,420	21,420	0	0%	42,840	21,420	50%
Administrative											
Administration/Office Management	528	292	(236)	(81%)	6,782	1,752	(5,030)	(287%)	3,500	(3,282)	(94%)
Tax, License, and Permit Fees	0	50	50	100%	815	300	(515)	(172%)	600	(215)	(36%)
TOTAL Administrative Expenses	528	342	(186)	(54%)	7,597	2,052	(5,545)	(270%)	4,100	(3,497)	(85%)
Compensation											
Payroll	6,147	6,667	520	8%	38,700	40,002	1,302	3%	80,000	41,300	52%
TOTAL Compensation	6,147	6,667	520	8%	38,700	40,002	1,302	3%	80,000	41,300	52%
TOTAL General and Administrative Expenses	57,109	51,913	(5,196)	(10%)	329,457	311,478	(17,979)	(6%)	622,940	293,483	47%
TOTAL Operating Expenses	104,406	100,804	(3,602)	(4%)	642,395	604,824	(37,571)	(6%)	1,209,640	567,245	47%
TOTAL Expenses	104,406	100,804	(3,602)	(4%)	642,395	604,824	(37,571)	(6%)	1,209,640	567,245	47%
NET SURPLUS (DEFICIT)	(8,248)	42	(8,290)	(>999%)	(12,337)	247	(12,584)	(>999%)	511	12,848	>999%