

# RIVER FOREST POA INC

Income/Expense Statement  
Period: 07/01/08 to 07/31/08

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
40000	Maintenance Fee	98,356.66	32,785.16	65,571.50	293,914.62	229,496.12	64,418.50	393,422.00
40020	Late fees	1,350.00	.00	1,350.00	4,101.24	.00	4,101.24	.00
43013	River Marina Estates Income	25,978.34	.00	25,978.34	25,978.34	.00	25,978.34	.00
43015	Storage Facility Income	3,525.00	1,125.00	2,400.00	7,750.00	7,875.00	(125.00)	13,500.00
43025	Interest Income	31.46	.00	31.46	1,944.45	.00	1,944.45	.00
43040	Prior Year Surplus	.00	1,250.00	(1,250.00)	7,500.00	8,750.00	(1,250.00)	15,000.00
43050	Other Income	.00	.00	.00	1,090.00	.00	1,090.00	.00
43055	FPL - Refund	.00	.00	.00	58.01	.00	58.01	.00
43097	GRS processing fee	.00	.00	.00	75.00	.00	75.00	.00
	Subtotal Income	129,241.46	35,160.16	94,081.30	342,411.66	246,121.12	96,290.54	421,922.00
EXPENSES								
ADMINISTRATIVE EXPENSES								
50500	Management Contract	.00	.00	.00	10,103.52	.00	(10,103.52)	.00
51000	Legal fees	9,322.11	2,266.67	(7,055.44)	27,090.94	15,866.69	(11,224.25)	27,200.00
51300	Office Expense	51.47	375.00	323.53	6,381.30	2,625.00	(3,756.30)	4,500.00
52062	Insurance	477.28	522.92	45.64	6,541.78	3,660.44	(2,881.34)	6,275.00
55100	Management Contract	.00	1,683.92	1,683.92	.00	11,787.44	11,787.44	20,207.00
55105	Corp Annual Report	.00	.00	.00	61.25	70.00	8.75	70.00
55110	Dues, Licenses & Subscriptio	.00	25.00	25.00	210.00	175.00	(35.00)	300.00
55122	GRS Processing Fee	.00	.00	.00	650.00	.00	(650.00)	.00
55140	R.E. Taxes	.00	514.75	514.75	.00	3,603.25	3,603.25	6,177.00
55145	Taxes	.00	8.33	8.33	(132.73)	58.31	191.04	100.00
55165	Bad Debts	.00	.00	.00	1,230.66	.00	(1,230.66)	.00
55175	Audit & Tax Preparation	.00	400.00	400.00	2,775.00	2,800.00	25.00	4,800.00
55185	Miscellaneous	77.66	41.67	(35.99)	77.66	291.69	214.03	500.00
	ADMINISTRATIVE EXPENSES	9,928.52	5,838.26	(4,090.26)	54,989.38	40,937.82	(14,051.56)	70,129.00
GROUND MAINTENANCE								
55205	Special Yard Cuts	.00	.00	.00	(127.50)	.00	127.50	.00
55210	Lawn Maintenance	2,656.66	1,000.00	(1,656.66)	5,406.66	7,000.00	1,593.34	12,000.00
55215	Right of Way Lawn Maint	.00	125.00	125.00	.00	875.00	875.00	1,500.00
55220	Shrubs/Trees/Plants/Mulch	.00	41.67	41.67	.00	291.69	291.69	500.00
55225	Tree Trimming	.00	166.66	166.66	.00	1,166.62	1,166.62	2,000.00
55230	Irrigation	.00	125.00	125.00	238.00	875.00	637.00	1,500.00
55235	Lake Maintenance	.00	100.00	100.00	5,851.25	700.00	(5,151.25)	1,200.00
55240	General Grounds Maint	250.00	125.00	(125.00)	2,540.45	875.00	(1,665.45)	1,500.00
55245	Fert & Pest Control	.00	66.67	66.67	202.36	466.69	264.33	800.00
55250	Storage Maint/ Upgrade	343.34	450.00	106.66	543.34	3,150.00	2,606.66	5,400.00
55255	Preserve Maintenance	.00	722.25	722.25	.00	5,055.75	5,055.75	8,667.00

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		Actual	Budget	Variance	Actual	Budget	Variance	
55260	St. Lucie Falls	343.75	343.75	.00	760.83	2,406.25	1,645.42	4,125.00
	GROUND MAINTENANCE	3,593.75	3,266.00	(327.75)	15,415.39	22,862.00	7,446.61	39,192.00
<b>UTILITIES</b>								
55320	Electric	113.24	125.00	11.76	185.42	875.00	689.58	1,500.00
55330	Security Service	15,300.00	10,055.16	(5,244.84)	72,216.00	70,386.12	(1,829.88)	120,662.00
55350	Cable TV	9,486.00	15,244.92	5,758.92	101,286.00	106,714.44	5,428.44	182,939.00
	UTILITIES	24,899.24	25,425.08	525.84	173,687.42	177,975.56	4,288.14	305,101.00
<b>RESERVES</b>								
60500	General Reserves -POA	.00	625.00	625.00	.00	4,375.00	4,375.00	7,500.00
	RESERVES	.00	625.00	625.00	.00	4,375.00	4,375.00	7,500.00
<b>CLUBHOUSE INCOME</b>								
70100	Clubhouse Maint Fees	(7,446.56)	(11,828.66)	(4,382.10)	(74,345.72)	(82,800.62)	(8,454.90)	(141,944.00)
70200	Clubhouse Rental	(245.00)	.00	245.00	(895.00)	.00	895.00	.00
	CLUBHOUSE INCOME	(7,691.56)	(11,828.66)	(4,137.10)	(75,240.72)	(82,800.62)	(7,559.90)	(141,944.00)
<b>CLUBHOUSE EXPENSES</b>								
72005	Telephone	370.70	166.66	(204.04)	1,542.51	1,166.62	(375.89)	2,000.00
72010	Water & Sewer	230.00	250.00	20.00	2,091.65	1,750.00	(341.65)	3,000.00
72015	Electric - Bldg (1)	1,705.19	833.33	(871.86)	6,432.88	5,833.31	(599.57)	10,000.00
72017	R. E. Taxes	.00	441.66	441.66	(472.61)	3,091.62	3,564.23	5,300.00
72020	Pool Maintenance	.00	570.00	570.00	3,599.27	3,990.00	390.73	6,840.00
72025	Lighting	.00	41.66	41.66	.00	291.62	291.62	500.00
72030	Repairs & Maintenance	1,816.73	416.66	(1,400.07)	6,297.14	2,916.62	(3,380.52)	5,000.00
72035	Janitorial Svc/Supplies	435.00	458.33	23.33	4,028.04	3,208.31	(819.73)	5,500.00
72040	Fert/Pest Control	202.36	83.33	(119.03)	202.36	583.31	380.95	1,000.00
72045	Fire Alarm	.00	75.00	75.00	612.02	525.00	(87.02)	900.00
72050	Trash Collection	88.91	77.50	(11.41)	662.20	542.50	(119.70)	930.00
72055	Landscaping	2,800.00	1,400.00	(1,400.00)	9,800.00	9,800.00	.00	16,800.00
72057	St. Lucie Falls	197.92	197.91	(.01)	395.84	1,385.37	989.53	2,375.00
72060	Gate Maint/ Repair	.00	166.66	166.66	.00	1,166.62	1,166.62	2,000.00
72065	Fitness Equipment	229.67	166.66	(63.01)	919.01	1,166.62	247.61	2,000.00
72070	Irrigation Maintenance	.00	125.00	125.00	1,224.00	875.00	(349.00)	1,500.00
72075	Landscape Replacement	144.84	83.33	(61.51)	144.84	583.31	438.47	1,000.00
72080	Landscape Mulch	.00	66.66	66.66	.00	466.62	466.62	800.00
72082	Preserves Maintenance	.00	361.08	361.08	.00	2,527.56	2,527.56	4,333.00
72085	Pool Repairs	1,439.67	166.66	(1,273.01)	1,439.67	1,166.62	(273.05)	2,000.00
72090	Pool Furniture	.00	83.33	83.33	.00	583.31	583.31	1,000.00
72095	Clubhouse Management	.00	1,320.08	1,320.08	7,920.48	9,240.56	1,320.08	15,841.00

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73005	Legal Fees	.00	566.66	566.66	.00	3,966.62	3,966.62	6,800.00
73010	Insurance	.00	1,393.75	1,393.75	4,593.00	9,756.25	5,163.25	16,725.00
73015	Clubhouse Supplies	.00	208.33	208.33	.00	1,458.31	1,458.31	2,500.00
73020	Miscellaneous/Contingency	697.47	1,041.66	344.19	1,212.78	7,291.62	6,078.84	12,500.00
73025	Celebrations	.00	83.33	83.33	.00	583.31	583.31	1,000.00
	CLUBHOUSE EXPENSES	10,358.46	10,845.23	486.77	52,645.08	75,916.61	23,271.53	130,144.00
CLUBHOUSE RESERVES								
76010	Clubhouse Roof Reserves	.00	83.33	83.33	500.04	583.31	83.27	1,000.00
76020	Clubhouse Paint Reserves	.00	83.33	83.33	499.98	583.31	83.33	1,000.00
76030	Pool Reserves	.00	108.33	108.33	649.98	758.31	108.33	1,300.00
76040	Paving Reserves	.00	83.33	83.33	499.98	583.31	83.33	1,000.00
76050	General Reserves	.00	625.00	625.00	3,750.00	4,375.00	625.00	7,500.00
	CLUBHOUSE RESERVES	.00	983.32	983.32	5,899.98	6,883.24	983.26	11,800.00
	TOTAL EXPENSES	41,088.41	35,154.23	(5,934.18)	227,396.53	246,149.61	18,753.08	421,922.00
	Current Year Net Income/(loss)	88,153.05	5.93	88,147.12	115,015.13	(28.49)	115,043.62	.00
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