HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

River Bluff Condominium Association, Inc.

06/30/2026

Date: 7/7/2026
Time: 4:03 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 31,969.46	$ 31,809.33	$ 160.13	$198,760.75	$190,855.98	$ 7,904.77	$381,712.00
60150-00 PREPAIDS	(1,715.66)	-	(1,715.66)	(3,840.46)	-	(3,840.46)	-
60300-00 LATE FEES	200.00	-	200.00	3,300.00	-	3,300.00	-
60400-00 CLOSET STORAGE RENTAL	350.00	335.00	15.00	2,080.00	2,010.00	70.00	4,020.00
60600-00 LEGAL FEES REIMBURSEMENT	-	-	-	10,961.60	-	10,961.60	-
60800-00 SPECIAL ASSESSMENT	916.68	-	916.68	87,937.66	88,000.00	(62.34)	88,000.00
60850-00 SPECIAL ASSESSMENT-GAZEBO	-	-	-	1,041.69	-	1,041.69	-
61000-00 MISCELLANEOUS	-	-	-	485.89	-	485.89	-
61100-00 MOVE IN/MOVE OUT	600.00	-	600.00	1,200.00	-	1,200.00	-
Total INCOME	$ 32,320.48	$ 32,144.33	$ 176.15	$301,927.13	$280,865.98	$21,061.15	$473,732.00
OTHER INCOME							
70100-00 INTEREST	1,043.22	250.00	793.22	5,410.23	1,500.00	3,910.23	3,000.00
70200-00 RESERVE CONTRIBUTION	-	11,366.67	(11,366.67)	-	68,200.02	(68,200.02)	136,400.00
70225-00 RESERVE CONTRIBUTION - CAPITAL IMPROVEMENTS	-	4,125.00	(4,125.00)	8,771.60	24,750.00	(15,978.40)	49,500.00
70250-00 RESERVE CONTRIBUTION - INSURANCE	8,779.23	7,916.67	862.56	55,810.82	47,500.02	8,310.80	95,000.00
70255-00 RESERVE CONTRIBUTION - INSURANCE SHORTFALL	911.67	911.67	-	5,470.02	5,470.02	-	10,940.00
Total OTHER INCOME	$ 10,734.12	$ 24,570.01	($ 13,835.89)	$ 75,462.67	$147,420.06	($71,957.39)	$294,840.00
Total OPERATING INCOME	**$ 43,054.60**	**$ 56,714.34**	**($ 13,659.74)**	**$377,389.80**	**$428,286.04**	**($ 50,896.24)**	**$768,572.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
80100-00 ADMINISTRATIVE EXPENSE	42.72	166.67	123.95	1,481.32	1,000.02	(481.30)	2,000.00
80200-00 BANK SERVICE CHARGES	-	16.67	16.67	-	100.02	100.02	200.00
80300-00 ACCOUNTING/TAX PREPARATION	-	250.00	250.00	1,906.00	1,500.00	(406.00)	3,000.00
80400-00 MANAGEMENT - FEE	2,106.83	2,106.83	-	12,640.98	12,640.98	-	25,282.00
80450-00 MANAGEMENT - OTHER	-	25.00	25.00	-	150.00	150.00	300.00
80500-00 LEGAL FEES	609.58	291.67	(317.91)	8,765.50	1,750.02	(7,015.48)	3,500.00
80600-00 LICENSING/FEES/PERMITS	25.00	25.00	-	175.00	150.00	(25.00)	300.00
80700-00 MISCELLANEOUS	-	16.67	16.67	321.00	100.02	(220.98)	200.00
Total ADMINISTRATIVE	$ 2,784.13	$ 2,898.51	$ 114.38	$ 25,289.80	$ 17,391.06	($7,898.74)	$ 34,782.00
MAINTENANCE & REPAIRS							
81000-00 HVAC REPAIRS/MAINTENANCE	-	666.67	666.67	340.27	4,000.02	3,659.75	8,000.00
81100-00 ROOFING/GUTTERS	-	250.00	250.00	465.00	1,500.00	1,035.00	3,000.00
81200-00 ELECTRICAL	-	516.67	516.67	955.08	3,100.02	2,144.94	6,200.00
81300-00 BUILDING REPAIRS/MAINTENANCE	782.18	2,500.00	1,717.82	4,167.92	15,000.00	10,832.08	30,000.00
81350-00 CONDENSATION LINE CLEANING	-	108.33	108.33	-	649.98	649.98	1,300.00
81400-00 PLUMBING	4,411.98	2,250.00	(2,161.98)	12,759.88	13,500.00	740.12	27,000.00
81450-00 DRYWALL REPAIRS	-	83.33	83.33	1,590.00	499.98	(1,090.02)	1,000.00
81500-00 OVERHEAD DOORS	-	416.67	416.67	150.00	2,500.02	2,350.02	5,000.00
81600-00 FIRE SYSTEMS/SPRINKLERS	4,122.11	416.67	(3,705.44)	8,580.35	2,500.02	(6,080.33)	5,000.00
81700-00 CARPET/CLEANING	-	166.67	166.67	762.00	1,000.02	238.02	2,000.00
Total MAINTENANCE & REPAIRS	$ 9,316.27	$ 7,375.01	($ 1,941.26)	$ 29,770.50	$ 44,250.06	$14,479.56	$ 88,500.00
MAINTENANCE SERVICES							
82000-00 SNOW REMOVAL	-	-	-	15,211.13	10,200.00	(5,011.13)	17,000.00
82100-00 LANDSCAPE MAINTENANCE	2,216.70	2,357.14	140.44	6,650.10	7,071.42	421.32	16,500.00
82200-00 TREE SERVICE	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
82300-00 POOL SERVICES	-	1,600.00	1,600.00	-	3,200.00	3,200.00	8,000.00
82400-00 POOL MAINTENANCE/SUPPLIES	660.08	1,600.00	939.92	4,657.08	3,200.00	(1,457.08)	8,000.00
82500-00 ELEVATOR CONTRACT/REPAIRS	-	1,000.00	1,000.00	8,426.88	6,000.00	(2,426.88)	12,000.00
82600-00 JANITORIAL SERVICES	762.00	808.33	46.33	3,810.00	4,849.98	1,039.98	9,700.00
82700-00 EXTERMINATING SERVICES	-	166.67	166.67	720.00	1,000.02	280.02	2,000.00

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
82800-00 BULBS/BATTERIES	$-	$8.33	$8.33	$-	$49.98	$49.98	$100.00
82900-00 GRILLS	156.14	16.67	(139.47)	156.14	100.02	(56.12)	200.00
Total MAINTENANCE SERVICES	$3,794.92	$8,057.14	$4,262.22	$39,631.33	$38,671.42	($959.91)	$79,500.00
UTILITIES							
84000-00 WATER/SEWER	-	150.00	150.00	566.58	900.00	333.42	1,800.00
84100-00 ELECTRIC/GAS	3,542.33	3,500.00	(42.33)	30,857.08	21,000.00	(9,857.08)	42,000.00
84200-00 REFUSE REMOVAL	30.00	12.50	(17.50)	30.00	75.00	45.00	150.00
84300-00 TELEPHONE EXPENSE	1,806.39	375.00	(1,431.39)	2,512.87	2,250.00	(262.87)	4,500.00
Total UTILITIES	$5,378.72	$4,037.50	($1,341.22)	$33,966.53	$24,225.00	($9,741.53)	$48,450.00
INSURANCE							
85000-00 PROPERTY INSURANCE	-	7,916.67	7,916.67	-	47,500.02	47,500.02	95,000.00
85050-00 PROPERTY INSURANCE SHORTFALL	-	911.67	911.67	-	5,470.02	5,470.02	10,940.00
Total INSURANCE	$-	$8,828.34	$8,828.34	$-	$52,970.04	$52,970.04	$105,940.00
RESERVE							
86000-00 CONTRIBUTION TO RESERVE	11,366.67	11,366.67	-	68,200.02	68,200.02	-	136,400.00
86100-00 S.A. TRANSFER TO RESERVE	916.68	-	(916.68)	87,937.66	88,000.00	62.34	88,000.00
86125-00 CAPITAL IMPROVEMENT TRANSFER FROM RESERVE	-	4,125.00	4,125.00	-	24,750.00	24,750.00	49,500.00
Total RESERVE	$12,283.35	$15,491.67	$3,208.32	$156,137.68	$180,950.02	$24,812.34	$273,900.00
CAPITAL EXPENSES							
90060-00 POOL ROOF	-	-	-	1,652.86	-	(1,652.86)	-
90300-00 NEW ROOFS	-	7,333.33	7,333.33	-	43,999.98	43,999.98	88,000.00
90325-00 TUCKPOINTING	-	1,500.00	1,500.00	-	9,000.00	9,000.00	18,000.00
90655-00 ELECTRICAL BOXES 3 BUILDINGS	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
90670-00 HVAC REPLACEMENT	-	2,125.00	2,125.00	-	12,750.00	12,750.00	25,500.00
90682-00 ELEVATOR 3 - 15750	8,771.60	-	(8,771.60)	8,771.60	-	(8,771.60)	-
Total CAPITAL EXPENSES	$8,771.60	$11,458.33	$2,686.73	$10,424.46	$68,749.98	$58,325.52	$137,500.00
Total OPERATING EXPENSE	**$42,328.99**	**$58,146.50**	**$15,817.51**	**$295,220.30**	**$427,207.58**	**$131,987.28**	**$768,572.00**
Net Income:	**$725.61**	**($1,432.16)**	**$2,157.77**	**$82,169.50**	**$1,078.46**	**$81,091.04**	**$0.00**

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