# Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

| | Month Ending 11/30/2025 | | | | YTD 11/30/2025 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| **Revenues** | | | | | | | | | | | |
| **Assessments** | | | | | | | | | | | |
| **Regular Assessments** | | | | | | | | | | | |
| Full Rate | 211,008 | 211,008 | 0 | 0% | 2,321,094 | 2,321,088 | 6 | 0% | 2,532,096 | 211,002 | 8% |
| **TOTAL Regular Assessments** | 211,008 | 211,008 | 0 | 0% | 2,321,094 | 2,321,088 | 6 | 0% | 2,532,096 | 211,002 | 8% |
| **Assessment Allocation** | | | | | | | | | | | |
| Reserve Allocations | (28,292) | (28,292) | 0 | 0% | (311,214) | (311,212) | (2) | 0% | (339,507) | (28,293) | 8% |
| **TOTAL Assessment Allocation** | (28,292) | (28,292) | 0 | 0% | (311,214) | (311,212) | (2) | 0% | (339,507) | (28,293) | 8% |
| **TOTAL Assessments** | 182,716 | 182,716 | 0 | 0% | 2,009,880 | 2,009,876 | 4 | 0% | 2,192,589 | 182,709 | 8% |
| **Other Income** | | | | | | | | | | | |
| Administrative Fee-Lease/Renter Transfer Income | 0 | 333 | (333) | (100%) | 0 | 3,663 | (3,663) | (100%) | 4,000 | 4,000 | 100% |
| Advertising | 0 | 0 | 0 | 0% | 1,100 | 0 | 1,100 | 100% | 0 | (1,100) | 0% |
| Application Fees | 0 | 0 | 0 | 0% | 5,809 | 0 | 5,809 | 100% | 0 | (5,809) | 0% |
| Creekhouse Income | 0 | 2,000 | (2,000) | (100%) | 22,000 | 22,000 | 0 | 0% | 24,000 | 2,000 | 8% |
| Interest Income | 0 | 833 | (833) | (100%) | 6,073 | 9,163 | (3,090) | (34%) | 10,000 | 3,927 | 39% |
| Marina Slip Fee | 0 | 3,472 | (3,472) | (100%) | 34,384 | 38,192 | (3,808) | (10%) | 41,664 | 7,280 | 17% |
| Miscellaneous Income | 75 | 317 | (242) | (76%) | 1,631 | 3,487 | (1,856) | (53%) | 3,800 | 2,169 | 57% |
| Prior Year Surplus | 4,167 | 4,167 | 0 | 0% | 45,837 | 45,837 | 0 | 0% | 50,000 | 4,163 | 8% |
| Interest Income | 561 | 0 | 561 | 100% | 561 | 0 | 561 | 100% | 0 | (561) | 0% |
| Penalties and Interest | 0 | 0 | 0 | 0% | 127 | 0 | 127 | 100% | 0 | (127) | 0% |
| Insurance Claim Income | 0 | 0 | 0 | 0% | 5,000 | 0 | 5,000 | 100% | 0 | (5,000) | 0% |
| **TOTAL Other Income** | 4,803 | 11,122 | (6,319) | (57%) | 122,521 | 122,342 | 179 | 0% | 133,464 | 10,943 | 8% |
| **TOTAL Revenues** | 187,519 | 193,838 | (6,319) | (3%) | 2,132,401 | 2,132,218 | 183 | 0% | 2,326,053 | 193,652 | 8% |
| **Expenses** | | | | | | | | | | | |
| **Operating Expenses** | | | | | | | | | | | |
| **Direct Operating Expenses** | | | | | | | | | | | |
| **Landscape Maintenance** | | | | | | | | | | | |
| Backflow Check Irrigation | 0 | 492 | 492 | 100% | 6,527 | 5,408 | (1,119) | (21%) | 5,900 | (627) | (11%) |
| Grounds Contract | 17,150 | 16,250 | (900) | (6%) | 186,797 | 178,750 | (8,047) | (5%) | 195,000 | 8,203 | 4% |
| Irrigation System: Maint./Irrigation Contract | 374 | 1,583 | 1,209 | 76% | 3,480 | 17,413 | 13,933 | 80% | 19,000 | 15,520 | 82% |
| Lawn & Grounds Supplies | 0 | 400 | 400 | 100% | 2,861 | 4,400 | 1,539 | 35% | 4,800 | 1,939 | 40% |
| Mulch/Ground Cover | 16,999 | 1,833 | (15,166) | (827%) | 22,056 | 20,163 | (1,893) | (9%) | 22,000 | (56) | 0% |
| Plants/Shrubs/Trees | 962 | 750 | (212) | (28%) | 7,764 | 8,250 | 486 | 6% | 9,000 | 1,236 | 14% |

# Strathmore Riverside Villas Association, Inc.

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

### *Operating Fund*

*(Amounts rounded to nearest dollar)*

| | Month Ending 11/30/2025 | | | | YTD 11/30/2025 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| Sod Replacement | 9,316 | 1,583 | (7,733) | (488%) | 9,316 | 17,413 | 8,098 | 47% | 19,000 | 9,685 | 51% |
| Tree Trimming/Removal | 11,050 | 4,000 | (7,050) | (176%) | 43,935 | 44,000 | 65 | 0% | 48,000 | 4,065 | 8% |
| **TOTAL Landscape Maintenance** | 55,850 | 26,891 | (28,959) | (108%) | 282,736 | 295,797 | 13,062 | 4% | 322,700 | 39,964 | 12% |
| **Pool Operating Expenses** | | | | | | | | | | | |
| Pool Contract/Repairs/Supplies | 301 | 500 | 199 | 40% | 6,885 | 5,500 | (1,385) | (25%) | 6,000 | (885) | (15%) |
| Pool Permits | 0 | 0 | 0 | 0% | 400 | 0 | (400) | (100%) | 0 | (400) | 0% |
| **TOTAL Pool Operating Expenses** | 301 | 500 | 199 | 40% | 7,286 | 5,500 | (1,786) | (32%) | 6,000 | (1,286) | (21%) |
| **Maintenance** | | | | | | | | | | | |
| A/C Service/Maint | 0 | 217 | 217 | 100% | 3,667 | 2,387 | (1,280) | (54%) | 2,600 | (1,067) | (41%) |
| Backflow Non Irrigation | 0 | 292 | 292 | 100% | 1,910 | 3,208 | 1,298 | 40% | 3,500 | 1,590 | 45% |
| Creekhouse Expense | 55 | 250 | 195 | 78% | 182 | 2,750 | 2,568 | 93% | 3,000 | 2,818 | 94% |
| General Maintenance | 1,412 | 1,667 | 255 | 15% | 11,067 | 18,337 | 7,270 | 40% | 20,000 | 8,933 | 45% |
| Ground Erosion Control | 0 | 667 | 667 | 100% | 7,857 | 7,337 | (520) | (7%) | 8,000 | 143 | 2% |
| Hurricane Expenses | 0 | 0 | 0 | 0% | 25,624 | 0 | (25,624) | (100%) | 0 | (25,624) | 0% |
| Maintenance Equipment | 0 | 83 | 83 | 100% | 320 | 913 | 593 | 65% | 1,000 | 680 | 68% |
| **TOTAL Common Area Maintenance** | 1,467 | 3,176 | 1,709 | 54% | 50,627 | 34,932 | (15,694) | (45%) | 38,100 | (12,527) | (33%) |
| **Repair & Maint - Amenity Center** | | | | | | | | | | | |
| Clubhouse Utilities | 860 | 1,083 | 223 | 21% | 10,707 | 11,913 | 1,206 | 10% | 13,000 | 2,293 | 18% |
| Exercise Equipement Maintenance Agreement | 160 | 67 | (93) | (139%) | 481 | 737 | 256 | 35% | 800 | 319 | 40% |
| **TOTAL Building Expenses** | 1,021 | 1,150 | 129 | 11% | 11,188 | 12,650 | 1,462 | 12% | 13,800 | 2,612 | 19% |
| **Repairs/Maint - Rec. Fields & Equip.** | | | | | | | | | | | |
| Rec. Facility Maint. & Supplies | 494 | 542 | 48 | 9% | 3,285 | 5,962 | 2,677 | 45% | 6,500 | 3,215 | 49% |
| **TOTAL Repairs/Maint - Rec. Fields & Equip.** | 494 | 542 | 48 | 9% | 3,285 | 5,962 | 2,677 | 45% | 6,500 | 3,215 | 49% |
| **Exterminating** | | | | | | | | | | | |
| Pest Control | 1,002 | 68 | (934) | (>999%) | 2,271 | 748 | (1,523) | (204%) | 820 | (1,451) | (177%) |
| **TOTAL Exterminating** | 1,002 | 68 | (934) | (>999%) | 2,271 | 748 | (1,523) | (204%) | 820 | (1,451) | (177%) |
| **Telephone** | | | | | | | | | | | |
| Cable TV | 16,463 | 16,521 | 58 | 0% | 197,501 | 181,731 | (15,770) | (9%) | 198,258 | 757 | 0% |
| Telephone | 811 | 612 | (199) | (32%) | 8,718 | 6,732 | (1,986) | (30%) | 7,350 | (1,368) | (19%) |
| **TOTAL Telephone** | 17,274 | 17,133 | (141) | (1%) | 206,219 | 188,463 | (17,756) | (9%) | 205,608 | (611) | 0% |
| **Water and Wastewater** | | | | | | | | | | | |

# Strathmore Riverside Villas Association, Inc.

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

### *Operating Fund*

*(Amounts rounded to nearest dollar)*

| | Month Ending 11/30/2025 | | | | YTD 11/30/2025 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| Sewer | 31,283 | 26,507 | (4,776) | (18%) | 191,745 | 291,577 | 99,832 | 34% | 318,084 | 126,339 | 40% |
| Water | 12,663 | 10,857 | (1,806) | (17%) | 86,782 | 119,427 | 32,645 | 27% | 130,284 | 43,502 | 33% |
| **TOTAL Water and Wastewater** | 43,946 | 37,364 | (6,582) | (18%) | 278,527 | 411,004 | 132,477 | 32% | 448,368 | 169,841 | 38% |
| **Electricity** | | | | | | | | | | | |
| Electric | 750 | 1,000 | 250 | 25% | 8,236 | 11,000 | 2,764 | 25% | 12,000 | 3,764 | 31% |
| Electric - Maintenance Shed | 35 | 42 | 7 | 18% | 393 | 462 | 69 | 15% | 500 | 107 | 21% |
| **TOTAL Electricity** | 785 | 1,042 | 257 | 25% | 8,629 | 11,462 | 2,833 | 25% | 12,500 | 3,871 | 31% |
| **TOTAL Direct Operating Expenses** | 122,139 | 87,865 | (34,274) | (39%) | 850,766 | 966,519 | 115,753 | 12% | 1,054,396 | 203,630 | 19% |
| **General and Administrative Expenses** | | | | | | | | | | | |
| **Professional Fees** | | | | | | | | | | | |
| Accounting | 0 | 648 | 648 | 100% | 8,225 | 7,128 | (1,097) | (15%) | 7,775 | (450) | (6%) |
| Legal | 3,015 | 3,167 | 152 | 5% | 12,679 | 34,837 | 22,158 | 64% | 38,000 | 25,321 | 67% |
| **TOTAL Professional Fees** | 3,015 | 3,815 | 800 | 21% | 20,904 | 41,965 | 21,061 | 50% | 45,775 | 24,871 | 54% |
| **Bad Debts** | | | | | | | | | | | |
| Allowance for BD Adjustment | 700 | 0 | (700) | (100%) | 11,600 | 0 | (11,600) | (100%) | 0 | (11,600) | 0% |
| Bad Debt Expense | (2) | 1,250 | 1,252 | 100% | 4,083 | 13,750 | 9,667 | 70% | 15,000 | 10,917 | 73% |
| **TOTAL Bad Debts** | 698 | 1,250 | 552 | 44% | 15,683 | 13,750 | (1,933) | (14%) | 15,000 | (683) | (5%) |
| **Homeowner Communications** | | | | | | | | | | | |
| News & Views Compilation | 175 | 131 | (44) | (34%) | 1,750 | 1,441 | (309) | (21%) | 1,575 | (175) | (11%) |
| Website | 0 | 0 | 0 | 0% | 288 | 0 | (288) | (100%) | 0 | (288) | 0% |
| **TOTAL Homeowner Communications** | 175 | 131 | (44) | (34%) | 2,038 | 1,441 | (597) | (41%) | 1,575 | (463) | (29%) |
| **Insurance** | | | | | | | | | | | |
| General, Property & Liability | 55,397 | 77,585 | 22,189 | 29% | 847,181 | 853,435 | 6,254 | 1% | 931,024 | 83,843 | 9% |
| **TOTAL Insurance** | 55,397 | 77,585 | 22,189 | 29% | 847,181 | 853,435 | 6,254 | 1% | 931,024 | 83,843 | 9% |
| **Contracted Services** | | | | | | | | | | | |
| Management Contract | 1,754 | 1,753 | (1) | 0% | 19,289 | 19,283 | (6) | 0% | 21,042 | 1,754 | 8% |
| RM Other Fees | 500 | 833 | 333 | 40% | 4,851 | 9,163 | 4,312 | 47% | 10,000 | 5,149 | 51% |
| **TOTAL Contracted Services** | 2,253 | 2,586 | 333 | 13% | 24,139 | 28,446 | 4,307 | 15% | 31,042 | 6,903 | 22% |
| **Administrative** | | | | | | | | | | | |
| Background Check | 298 | 250 | (48) | (19%) | 4,006 | 2,750 | (1,256) | (46%) | 3,000 | (1,006) | (34%) |
| Bank Fees & Coupon Books | 0 | 0 | 0 | 0% | 170 | 0 | (170) | (100%) | 0 | (170) | 0% |
| Copier Lease | 0 | 0 | 0 | 0% | 805 | 0 | (805) | (100%) | 0 | (805) | 0% |

# Strathmore Riverside Villas Association, Inc.

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

### *Operating Fund*

*(Amounts rounded to nearest dollar)*

| | Month Ending 11/30/2025 | | | | YTD 11/30/2025 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| Directory | 0 | 217 | 217 | 100% | 1,478 | 2,387 | 909 | 38% | 2,600 | 1,122 | 43% |
| Fees, Dues, License | 45 | 83 | 38 | 46% | 1,389 | 913 | (476) | (52%) | 1,000 | (389) | (39%) |
| Miscellaneous Administrative | 450 | 0 | (450) | (100%) | 2,368 | 0 | (2,368) | (100%) | 0 | (2,368) | 0% |
| Office Supplies, Postage, ETC | 4,357 | 1,667 | (2,690) | (161%) | 18,539 | 18,337 | (202) | (1%) | 20,000 | 1,462 | 7% |
| **TOTAL Administrative Expenses** | 5,149 | 2,217 | (2,932) | (132%) | 28,754 | 24,387 | (4,367) | (18%) | 26,600 | (2,154) | (8%) |
| **Compensation** | | | | | | | | | | | |
| Contract Labor | 7,400 | 5,582 | (1,818) | (33%) | 61,620 | 61,402 | (218) | 0% | 66,980 | 5,361 | 8% |
| Contract Services | 5,500 | 5,708 | 208 | 4% | 60,354 | 62,788 | 2,434 | 4% | 68,500 | 8,146 | 12% |
| Contract Taxes/Insurance | 2,553 | 3,161 | 608 | 19% | 25,624 | 34,771 | 9,147 | 26% | 37,935 | 12,311 | 32% |
| **TOTAL Compensation** | 15,452 | 14,451 | (1,001) | (7%) | 147,597 | 158,961 | 11,364 | 7% | 173,415 | 25,818 | 15% |
| **TOTAL General and Administrative Expenses** | 82,140 | 102,035 | 19,895 | 19% | 1,086,297 | 1,122,385 | 36,088 | 3% | 1,224,431 | 138,134 | 11% |
| **TOTAL Operating Expenses** | 204,279 | 189,900 | (14,379) | (8%) | 1,937,063 | 2,088,904 | 151,841 | 7% | 2,278,827 | 341,764 | 15% |
| **Transfer to Reserves & Other Expenses** | | | | | | | | | | | |
| Income Tax Expense | 0 | 1,250 | 1,250 | 100% | 11,000 | 13,750 | 2,750 | 20% | 15,000 | 4,000 | 27% |
| Real Estate Tax | 4,840 | 527 | (4,313) | (818%) | 9,780 | 5,797 | (3,983) | (69%) | 6,325 | (3,455) | (55%) |
| Maintenance sinking fund | 0 | 1,667 | 1,667 | 100% | 0 | 18,337 | 18,337 | 100% | 20,000 | 20,000 | 100% |
| **TOTAL Transfer to Reserves & Other Expenses** | 4,840 | 3,444 | (1,396) | (41%) | 20,780 | 37,884 | 17,104 | 45% | 41,325 | 20,545 | 50% |
| **TOTAL Expenses** | 209,119 | 193,344 | (15,775) | (8%) | 1,957,843 | 2,126,788 | 168,944 | 8% | 2,320,152 | 362,309 | 16% |
| **NET SURPLUS (DEFICIT)** | (21,601) | 494 | (22,094) | (>999%) | 174,558 | 5,430 | 169,128 | >999% | 5,901 | (168,656) | (>999%) |