

200 River Landing Drive Phase I Regime										
Annual Budget - 1/1/23 - 12/31/23										
94 Units										
GL #	Acct Description	2022 YTD 10/31	2022 Budget Nov - Dec	2022 Proj Total Total	2022 Budget \$	2022 Variance Over + / Under -	Proposed 2023 Budget \$	%	Proposed 2023 Monthly	Comments
Income -										
41100	Regime / Assoc Fees	495,938	99,916	595,854	599,496	(3,642)	630,040	91.4%	52,503	6% regime fee increase
41105	Phase II Fees	21,252	-	21,252	21,250	2	22,525	3.3%	1,877	6% increase
41124	Comcast Revenue	2,096	-	2,096	13,750	(11,654)	2,100	0.3%	-	
41170	Late Fee Income	156	334	490	2,004	(1,514)	3,000	0.1%	83	
44100	Interest	1,481	834	2,315	5,004	(2,689)	14,500	2.1%	1,208	
41111	Fines / Violations	-	166	166	996	(830)	500	0.1%	42	
49200	Misc income	2,320	250	2,570	1,500	1,070	2,500	0.4%	208	
49201	Move In / Move Out Fees	1,600	1,292	2,892	7,752	(4,860)	2,000	0.3%	167	
49209	Dryer Vent Cleaning	-	-	-	-	-	-	0.0%	-	
49404	Capital Contribution Inc	10,710	-	10,710	26,500	(15,790)	12,000	1.7%	1,000	
49407	Pet / Golf Cart Fees	2,650	208	2,858	2,496	362	2,250	0.3%	188	
	<b>Total</b>	<b>538,203</b> x	<b>103,000</b>	<b>641,203</b>	<b>680,748</b> x	<b>(39,545)</b>	<b>689,415</b>	<b>100.0%</b>	<b>57,451</b>	
							(2,100)			
							(12,000)			
							675,315			
Expense -										
52310	Copy / Print / Postage	1,662	334	1,996	2,004	(8)	2,004	0.3%	167	
52311	Master Assoc Fee	32,474	-	32,474	32,700	(226)	32,700	4.7%	2,725	DI Community Assoc Fees
52460	Management Fee	23,000	4,600	27,600	27,600	-	27,600	4.0%	2,300	Property Management Services (PMSCHS)
52490	Website	313	100	413	600	(187)	600	0.1%	50	Jeff Hall
52491	Newsletter	-	50	50	300	(250)	250	0.0%	21	
72560	Social / Recreational Exp	-	84	84	504	(420)	250	0.0%	21	
52470	Tax Return / Audit Fee	375	126	501	756	(255)	500	0.1%	42	
52480	Legal Fees	200	126	326	756	(430)	500	0.1%	42	
52510	Taxes / Licenses / Permits	102	250	352	1,500	(1,148)	500	0.1%	42	
52525	Light Bulbs	76	166	242	996	(754)	500	0.1%	42	
52710	Federal taxes	308	326	634	1,956	(1,322)	750	0.1%	63	
52720	Property Taxes	-	-	-	-	-	-	0.0%	-	
52830	Insurance	91,670	18,334	110,004	110,004	-	137,500	19.9%	11,458	Ins Broker - Atlantic Shield - storm activity
52831	Insurance Flood	-	-	-	-	-	-	-	-	2nd broker - USI - Charlotte
52850	Professional Services	2,560	1,666	4,226	9,996	(5,770)	5,000	0.7%	417	Engineering fees, reports, etc
52860	Fitness Center	7,295	1,250	8,545	7,500	1,045	8,500	1.2%	708	
62210	Water	45,750	9,250	55,000	55,500	(500)	55,500	8.1%	4,625	
62216	Back Flow Testing	-	-	-	-	-	-	0.0%	-	
62230	Electricity	21,691	4,584	26,275	27,504	(1,229)	27,500	4.0%	2,292	Dominion Energy - 5% increase
62430	Janitorial Service	34,000	7,200	41,200	43,200	(2,000)	43,200	6.3%	3,600	Mint Clean LLC - 6% increase
63330	Janitorial Supplies	184	126	310	756	(446)	500	0.1%	42	
62441	Pest Control	10,450	1,834	12,284	11,004	1,280	12,500	1.8%	1,042	Low Country Pest contract
62511	Carpet Cleaning	-	300	300	1,800	(1,500)	2,450	0.4%	204	ServiceMaster - 2X
62522	Building Maintenance	33,306	5,834	39,140	35,004	4,136	35,000	5.1%	2,917	various contracts
62527	Fire System Monitoring	14,230	1,250	15,480	7,500	7,980	8,000	1.2%	667	NextGen Service Agreement
62528	Emergency Lighting	-	-	-	-	-	4,800	0.7%	400	
62550	Gate / Fence	1,290	334	1,624	2,004	(380)	1,600	0.2%	133	Southern Automation Systems
52561	Elevator Service / Maint	6,412	1,234	7,646	7,404	242	7,404	1.1%	617	Charter Elevator contract
63230	Telephone / Internet	3,614	834	4,448	5,004	(556)	5,000	0.7%	417	HomeTelecom
63331	Trash Service	7,544	1,250	8,794	7,500	1,294	9,000	1.3%	750	Carolina Waste contract
63333	Trash Chute Contract / Maint	3,873	526	4,399	3,156	1,243	4,400	0.6%	367	Carolina Chutes
63410	Pool Service	1,500	1,500	9,370	9,000	370	9,000	1.3%	750	Sweetwater Pool - 5% increase
63610	Pool Misc	1,273	150	1,423	900	523	1,400	0.2%	117	
63612	Pool Repairs	-	416	416	2,496	(2,080)	750	0.1%	63	
63412	Pool Water	1,561	208	1,769	1,248	521	1,750	0.3%	146	
63413	Pool Electric	10,616	2,000	12,616	12,000	616	12,500	1.8%	1,042	Dominion Energy
63414	Pool Telephone	-	26	26	156	(130)	150	0.0%	13	
63910	HVAC Maintenance	-	126	126	756	(630)	3,500	0.5%	292	Carolina Custom Air
63915	Golf Cart Maintenance	-	166	166	996	(830)	750	0.1%	63	
64760	Key Fob / Remote Exp	1,210	-	1,210	-	1,210	-	0.0%	-	Cost Reimbursed
72420	Landscaping Service	28,074	5,400	33,474	32,400	1,074	36,120	5.2%	3,010	The Greenery - 9% increase
72423	Irrigation	-	42	42	252	(210)	250	0.0%	21	
72425	Misc Landscaping / Tree Work	4,915	1,166	6,081	6,996	(915)	6,500	0.9%	542	
72600	Security	11,331	2,376	13,707	14,256	(549)	14,250	2.1%	1,188	Sonitrol contract
72621	Dryer Vent Cleaning	-	-	-	-	-	-	0.0%	-	
	<b>Total</b>	<b>409,229</b> x	<b>75,544</b>	<b>484,773</b> -	<b>485,964</b> x	<b>(1,191)</b> -	<b>520,928</b>	<b>75.6%</b>	<b>43,411</b>	
	<b>Net Op Income / Expense</b>	<b>128,974</b>	<b>27,456</b>	<b>156,430</b>	<b>194,784</b> x	<b>(38,354)</b> -	<b>154,387</b>	<b>22.4%</b>	<b>12,866</b>	
Other Inc / Exp - CAPEX										
81761	Fire Systems	2,990	-	2,990	-	2,990	-	-	-	
62513	Litigation Repairs	47,118	-	47,118	-	47,118	-	-	-	
81620	Special Projects	25,435	-	25,435	-	25,435	-	-	-	
81710	Elevator Repairs	-	-	-	-	-	-	-	-	
81720	Capital Reserve Transfer	124,200	24,840	149,040	149,040	-	149,040	21.6%	12,420	
81750	Pool Reserve Transfer	4,250	850	5,100	5,100	-	5,100	0.7%	425	
81731	Lighting - Capital Reserve	2,441	-	2,441	-	2,441	-	-	-	
81794	Roof Maintenance	1,250	-	1,250	-	1,250	-	-	-	
	<b>Total</b>	<b>207,684</b> x	<b>25,690</b>	<b>233,374</b>	<b>154,140</b> x	<b>79,234</b>	<b>154,140</b>	<b>22.4%</b>	<b>12,845</b>	
	<b>Net Income / (Expense)</b>	<b>(78,710)</b> x	<b>1,766</b>	<b>(76,944)</b> v	<b>40,644</b> x	<b>(117,588)</b>	<b>247</b>	<b>0.0%</b>	<b>21</b>	