



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 06/01/2023 to 06/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$29,075.67	\$29,194.67	(\$119.00)	\$175,168.00	\$175,168.02	(\$0.02)	\$350,336.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	2,040.00	2,040.00	-	4,080.00
4011-00 Capital Contribution	636.00	-	636.00	1,908.00	-	1,908.00	-
4012-00 Clubhouse Rental	75.00	-	75.00	775.00	-	775.00	-
4025-00 Interest Charges - Owners	102.87	-	102.87	753.67	-	753.67	-
4040-00 Violation Fees	-	-	-	1,000.00	-	1,000.00	-
4050-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4055-00 Wimmer Collection Fee	(200.00)	-	(200.00)	250.00	-	250.00	-
Income							
4060-00 Pool & Boat Key	125.00	750.00	(625.00)	850.00	4,500.00	(3,650.00)	9,000.00
4080-00 Storage Fees	150.00	-	150.00	10,550.00	-	10,550.00	-
4090-00 Interest - Operating	1.58	-	1.58	8.63	-	8.63	-
4095-00 Interest - Reserve	35.87	-	35.87	300.84	-	300.84	-
Total INCOME	\$30,001.99	\$30,284.67	(\$282.68)	\$193,610.14	\$181,708.02	\$11,902.12	\$363,416.00
Total OPERATING INCOME	\$30,001.99	\$30,284.67	(\$282.68)	\$193,610.14	\$181,708.02	\$11,902.12	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	8,928.00	9,000.00	72.00	18,000.00
5002-00 Onsite staffing - Office	1,540.00	1,544.33	4.33	9,504.00	9,265.98	(238.02)	18,532.00
5003-00 Onsite staffing - Maintenance	1,920.00	2,103.00	183.00	13,080.00	12,618.00	(462.00)	25,236.00
5010-00 Office Expense & Supplies	260.42	183.33	(77.09)	876.45	1,099.98	223.53	2,200.00
5020-00 Postage	0.63	250.00	249.37	951.64	1,500.00	548.36	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	311.25	300.00	(11.25)	600.00
5030-00 Accounting	-	150.00	150.00	-	900.00	900.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	300.00	300.00	600.00
5050-00 Insurance	2,149.68	2,083.33	(66.35)	12,833.66	12,499.98	(333.68)	25,000.00
5060-00 Legal	-	833.33	833.33	3,187.50	4,999.98	1,812.48	10,000.00
5070-00 Bank Service Charge	-	20.83	20.83	6.00	124.98	118.98	250.00
5080-00 Bad Debt	-	270.83	270.83	-	1,624.98	1,624.98	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	606.48	600.00	(6.48)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$7,459.81	\$9,388.98	\$1,929.17	\$50,284.98	\$56,333.88	\$6,048.90	\$112,668.00
UTILITIES							
5500-00 Electricity	1,720.41	1,900.00	179.59	10,683.62	11,400.00	716.38	22,800.00
5510-00 Water & Sewer	366.78	408.33	41.55	2,494.99	2,449.98	(45.01)	4,900.00
5520-00 Internet & Phone Service	265.22	283.33	18.11	1,592.54	1,699.98	107.44	3,400.00
Total UTILITIES	\$2,352.41	\$2,591.66	\$239.25	\$14,771.15	\$15,549.96	\$778.81	\$31,100.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
LANDSCAPE							
6000-00 Lawn Mowing	\$2,625.50	\$3,033.33	\$407.83	\$15,753.00	\$18,199.98	\$2,446.98	\$36,400.00
6010-00 Cleanup	-	854.17	854.17	1,950.00	5,125.02	3,175.02	10,250.00
6020-00 Mulch	-	541.67	541.67	2,340.00	3,250.02	910.02	6,500.00
6030-00 Tree Trimming	-	891.67	891.67	12,000.00	5,350.02	(6,649.98)	10,700.00
6040-00 Common Area Maintenance	999.24	633.33	(365.91)	1,653.26	3,799.98	2,146.72	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	2,250.00	2,250.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	4,500.00	4,500.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	2,250.00	2,250.00	4,500.00
6050-00 Fertilization / Weed / Pest	450.00	625.00	175.00	3,392.00	3,750.00	358.00	7,500.00
6055-00 Fountain / Waterfall Repairs	-	500.00	500.00	13,679.15	3,000.00	(10,679.15)	6,000.00
6060-00 Irrigation	238.56	850.00	611.44	1,713.59	5,100.00	3,386.41	10,200.00
6070-00 Plants / Flowers	-	625.00	625.00	3,031.73	3,750.00	718.27	7,500.00
6080-00 Signage	-	520.83	520.83	-	3,124.98	3,124.98	6,250.00
6090-00 Lake / Pond	544.75	604.17	59.42	3,614.15	3,625.02	10.87	7,250.00
Total LANDSCAPE	\$4,858.05	\$11,179.17	\$6,321.12	\$59,126.88	\$67,075.02	\$7,948.14	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	161.20	333.33	172.13	197.26	1,999.98	1,802.72	4,000.00
6320-00 Building Plumbing	2,458.38	125.00	(2,333.38)	2,898.38	750.00	(2,148.38)	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	499.98	499.98	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	250.02	250.02	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	499.98	499.98	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	499.98	499.98	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6390-00 Clubhouse Maintenance	1,333.15	593.17	(739.98)	15,570.41	3,559.02	(12,011.39)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	1,000.02	876.61	2,000.00
Total BUILDING EXPENSES	\$3,952.73	\$2,093.17	(\$1,859.56)	\$18,789.46	\$12,559.02	(\$6,230.44)	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	4,800.00	4,500.00	(300.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	640.00	550.02	(89.98)	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	-	550.02	550.02	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	150.00	150.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	499.98	499.98	1,000.00
6540-00 Security System	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	4,500.00	4,083.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	300.00	300.00	600.00
Total RECREATIONAL EXPENSES	\$800.00	\$2,008.34	\$1,208.34	\$5,856.84	\$12,050.04	\$6,193.20	\$24,100.00



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From 06/01/2023 to 06/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUNDING							
7010-00 Clubhouse	\$-	\$483.33	\$483.33	\$2,900.00	\$2,899.98	(\$0.02)	\$5,800.00
7030-00 Dock	-	633.33	633.33	3,800.00	3,799.98	(0.02)	7,600.00
7040-00 Landscape	-	316.67	316.67	1,900.00	1,900.02	0.02	3,800.00
7050-00 Pool	-	250.00	250.00	1,500.00	1,500.00	-	3,000.00
7070-00 Road Reserve Expense	-	340.00	340.00	2,040.00	2,040.00	-	4,080.00
7080-00 Park / Sports Complex	-	250.00	250.00	1,500.00	1,500.00	-	3,000.00
7085-00 Storage Lot Expense	-	750.00	750.00	4,500.00	4,500.00	-	9,000.00
7090-00 Reserve Interest	35.87	-	(35.87)	300.84	-	(300.84)	-
Total RESERVE FUNDING	\$35.87	\$3,023.33	\$2,987.46	\$18,440.84	\$18,139.98	(\$300.86)	\$36,280.00
Total OPERATING EXPENSE	\$19,458.87	\$30,284.65	\$10,825.78	\$167,270.15	\$181,707.90	\$14,437.75	\$363,416.00
Net Income:	\$10,543.12	\$0.02	\$10,543.10	\$26,339.99	\$0.12	\$26,339.87	\$0.00