



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2023 to 04/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$29,670.66	\$29,194.67	\$475.99	\$117,016.66	\$116,778.68	\$237.98	\$350,336.00
4010-00 Roadway Special Assessment	1,020.00	340.00	680.00	2,040.00	1,360.00	680.00	4,080.00
4011-00 Capital Contribution	318.00	-	318.00	1,113.00	-	1,113.00	-
4012-00 Clubhouse Rental	-	-	-	450.00	-	450.00	-
4025-00 Interest Charges - Owners	241.93	-	241.93	498.67	-	498.67	-
4040-00 Violation Fees	-	-	-	1,000.00	-	1,000.00	-
4055-00 Wimmer Collection Fee	-	-	-	25.00	-	25.00	-
Income							
4060-00 Pool & Boat Key	100.00	750.00	(650.00)	500.00	3,000.00	(2,500.00)	9,000.00
4080-00 Storage Fees	-	-	-	10,400.00	-	10,400.00	-
4090-00 Interest - Operating	1.72	-	1.72	5.28	-	5.28	-
4095-00 Interest - Reserve	29.24	-	29.24	225.54	-	225.54	-
Total INCOME	\$31,381.55	\$30,284.67	\$1,096.88	\$133,274.15	\$121,138.68	\$12,135.47	\$363,416.00
Total OPERATING INCOME	\$31,381.55	\$30,284.67	\$1,096.88	\$133,274.15	\$121,138.68	\$12,135.47	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	5,952.00	6,000.00	48.00	18,000.00
5002-00 Onsite staffing - Office	1,540.00	1,544.33	4.33	6,424.00	6,177.32	(246.68)	18,532.00
5003-00 Onsite staffing - Maintenance	2,880.00	2,103.00	(777.00)	9,240.00	8,412.00	(828.00)	25,236.00
5010-00 Office Expense & Supplies	75.00	183.33	108.33	420.61	733.32	312.71	2,200.00
5020-00 Postage	406.44	250.00	(156.44)	878.56	1,000.00	121.44	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	61.25	200.00	138.75	600.00
5030-00 Accounting	-	150.00	150.00	-	600.00	600.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	200.00	200.00	600.00
5050-00 Insurance	2,149.72	2,083.33	(66.39)	8,534.26	8,333.32	(200.94)	25,000.00
5060-00 Legal	550.00	833.33	283.33	2,087.50	3,333.32	1,245.82	10,000.00
5070-00 Bank Service Charge	-	20.83	20.83	-	83.32	83.32	250.00
5080-00 Bad Debt	-	270.83	270.83	-	1,083.32	1,083.32	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	404.32	400.00	(4.32)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$9,190.24	\$9,388.98	\$198.74	\$34,002.50	\$37,555.92	\$3,553.42	\$112,668.00
UTILITIES							
5500-00 Electricity	1,811.59	1,900.00	88.41	7,194.83	7,600.00	405.17	22,800.00
5510-00 Water & Sewer	364.68	408.33	43.65	1,775.08	1,633.32	(141.76)	4,900.00
5520-00 Internet & Phone Service	265.22	283.33	18.11	1,062.10	1,133.32	71.22	3,400.00
Total UTILITIES	\$2,441.49	\$2,591.66	\$150.17	\$10,032.01	\$10,366.64	\$334.63	\$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	\$10,502.00	\$12,133.32	\$1,631.32	\$36,400.00
6010-00 Cleanup	-	854.17	854.17	1,950.00	3,416.68	1,466.68	10,250.00
6020-00 Mulch	-	541.67	541.67	2,340.00	2,166.68	(173.32)	6,500.00
6030-00 Tree Trimming	-	891.67	891.67	12,000.00	3,566.68	(8,433.32)	10,700.00
6040-00 Common Area Maintenance	42.29	633.33	591.04	654.02	2,533.32	1,879.30	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
6050-00 Fertilization / Weed / Pest	-	625.00	625.00	1,860.00	2,500.00	640.00	7,500.00
6055-00 Fountain / Waterfall Repairs	176.00	500.00	324.00	1,202.00	2,000.00	798.00	6,000.00
6060-00 Irrigation	-	850.00	850.00	1,475.03	3,400.00	1,924.97	10,200.00
6070-00 Plants / Flowers	2,539.83	625.00	(1,914.83)	3,031.73	2,500.00	(531.73)	7,500.00
6080-00 Signage	-	520.83	520.83	-	2,083.32	2,083.32	6,250.00
6090-00 Lake / Pond	528.88	604.17	75.29	2,540.57	2,416.68	(123.89)	7,250.00
Total LANDSCAPE	\$5,912.50	\$11,179.17	\$5,266.67	\$37,555.35	\$44,716.68	\$7,161.33	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	-	333.33	333.33	36.06	1,333.32	1,297.26	4,000.00
6320-00 Building Plumbing	-	125.00	125.00	440.00	500.00	60.00	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	666.68	666.68	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	333.32	333.32	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	166.68	166.68	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	333.32	333.32	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	333.32	333.32	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	666.68	666.68	2,000.00
6390-00 Clubhouse Maintenance	284.06	593.17	309.11	7,481.25	2,372.68	(5,108.57)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	666.68	543.27	2,000.00
Total BUILDING EXPENSES	\$284.06	\$2,093.17	\$1,809.11	\$8,080.72	\$8,372.68	\$291.96	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	3,200.00	3,000.00	(200.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	640.00	366.68	(273.32)	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	-	366.68	366.68	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	100.00	100.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	333.32	333.32	1,000.00
6540-00 Security System	-	166.67	166.67	-	666.68	666.68	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	3,000.00	2,583.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	200.00	200.00	600.00
Total RECREATIONAL EXPENSES	\$800.00	\$2,008.34	\$1,208.34	\$4,256.84	\$8,033.36	\$3,776.52	\$24,100.00



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From 04/01/2023 to 04/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUNDING							
7010-00 Clubhouse	\$1,450.00	\$483.33	(\$966.67)	\$2,900.00	\$1,933.32	(\$966.68)	\$5,800.00
7030-00 Dock	1,900.00	633.33	(1,266.67)	3,800.00	2,533.32	(1,266.68)	7,600.00
7040-00 Landscape	950.00	316.67	(633.33)	1,900.00	1,266.68	(633.32)	3,800.00
7050-00 Pool	750.00	250.00	(500.00)	1,500.00	1,000.00	(500.00)	3,000.00
7070-00 Road Reserve Expense	1,020.00	340.00	(680.00)	2,040.00	1,360.00	(680.00)	4,080.00
7080-00 Park / Sports Complex	750.00	250.00	(500.00)	1,500.00	1,000.00	(500.00)	3,000.00
7085-00 Storage Lot Expense	2,250.00	750.00	(1,500.00)	4,500.00	3,000.00	(1,500.00)	9,000.00
7090-00 Reserve Interest	29.24	-	(29.24)	225.54	-	(225.54)	-
Total RESERVE FUNDING	\$9,099.24	\$3,023.33	(\$6,075.91)	\$18,365.54	\$12,093.32	(\$6,272.22)	\$36,280.00
Total OPERATING EXPENSE	\$27,727.53	\$30,284.65	\$2,557.12	\$112,292.96	\$121,138.60	\$8,845.64	\$363,416.00
Net Income:	\$3,654.02	\$0.02	\$3,654.00	\$20,981.19	\$0.08	\$20,981.11	\$0.00