



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 02/01/2023 to 02/28/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$29,194.67	\$29,194.67	\$-	\$58,151.34	\$58,389.34	(\$238.00)	\$350,336.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	1,020.00	680.00	340.00	4,080.00
4011-00 Capital Contribution	318.00	-	318.00	318.00	-	318.00	-
4012-00 Clubhouse Rental	150.00	-	150.00	450.00	-	450.00	-
4025-00 Interest Charges - Owners	182.93	-	182.93	176.31	-	176.31	-
4060-00 Pool & Boat Key	75.00	750.00	(675.00)	100.00	1,500.00	(1,400.00)	9,000.00
4080-00 Storage Fees	-	-	-	10,400.00	-	10,400.00	-
4090-00 Interest - Operating	1.40	-	1.40	2.03	-	2.03	-
4095-00 Interest - Reserve	79.79	-	79.79	164.30	-	164.30	-
Total INCOME	\$30,001.79	\$30,284.67	(\$282.88)	\$70,781.98	\$60,569.34	\$10,212.64	\$363,416.00
Total OPERATING INCOME	\$30,001.79	\$30,284.67	(\$282.88)	\$70,781.98	\$60,569.34	\$10,212.64	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	2,976.00	3,000.00	24.00	18,000.00
5002-00 Onsite staffing - Office	1,694.00	1,544.33	(149.67)	3,344.00	3,088.66	(255.34)	18,532.00
5003-00 Onsite staffing - Maintenance	1,968.00	2,103.00	135.00	4,440.00	4,206.00	(234.00)	25,236.00
5010-00 Office Expense & Supplies	75.00	183.33	108.33	125.00	366.66	241.66	2,200.00
5020-00 Postage	413.54	250.00	(163.54)	432.10	500.00	67.90	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	-	100.00	100.00	600.00
5030-00 Accounting	-	150.00	150.00	-	300.00	300.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	100.00	100.00	600.00
5050-00 Insurance	2,149.68	2,083.33	(66.35)	4,234.82	4,166.66	(68.16)	25,000.00
5060-00 Legal	437.50	833.33	395.83	987.50	1,666.66	679.16	10,000.00
5070-00 Bank Service Charge	-	20.83	20.83	-	41.66	41.66	250.00
5080-00 Bad Debt	-	270.83	270.83	-	541.66	541.66	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	202.16	200.00	(2.16)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	500.00	500.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$8,326.80	\$9,388.98	\$1,062.18	\$16,741.58	\$18,777.96	\$2,036.38	\$112,668.00
UTILITIES							
5500-00 Electricity	1,867.26	1,900.00	32.74	3,829.46	3,800.00	(29.46)	22,800.00
5510-00 Water & Sewer	351.02	408.33	57.31	1,051.50	816.66	(234.84)	4,900.00
5520-00 Internet & Phone Service	269.61	283.33	13.72	535.24	566.66	31.42	3,400.00
Total UTILITIES	\$2,487.89	\$2,591.66	\$103.77	\$5,416.20	\$5,183.32	(\$232.88)	\$31,100.00



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Description	Current Period			Year-to-date			Annual
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LANDSCAPE							
6000-00 Lawn Mowing	\$2,625.50	\$3,033.33	\$407.83	\$5,251.00	\$6,066.66	\$815.66	\$36,400.00
6010-00 Cleanup	1,950.00	854.17	(1,095.83)	1,950.00	1,708.34	(241.66)	10,250.00
6020-00 Mulch	-	541.67	541.67	800.00	1,083.34	283.34	6,500.00
6030-00 Tree Trimming	12,000.00	891.67	(11,108.33)	12,000.00	1,783.34	(10,216.66)	10,700.00
6040-00 Common Area Maintenance	175.00	633.33	458.33	557.49	1,266.66	709.17	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	750.00	750.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	750.00	750.00	4,500.00
6050-00 Fertilization / Weed / Pest	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
6055-00 Fountain / Waterfall Repairs	908.67	500.00	(408.67)	967.34	1,000.00	32.66	6,000.00
6060-00 Irrigation	976.61	850.00	(126.61)	976.61	1,700.00	723.39	10,200.00
6070-00 Plants / Flowers	384.83	625.00	240.17	384.83	1,250.00	865.17	7,500.00
6080-00 Signage	-	520.83	520.83	-	1,041.66	1,041.66	6,250.00
6090-00 Lake / Pond	528.88	604.17	75.29	1,057.81	1,208.34	150.53	7,250.00
Total LANDSCAPE	\$19,549.49	\$11,179.17	(\$8,370.32)	\$23,945.08	\$22,358.34	(\$1,586.74)	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	-	333.33	333.33	36.06	666.66	630.60	4,000.00
6320-00 Building Plumbing	440.00	125.00	(315.00)	440.00	250.00	(190.00)	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	500.00	500.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	333.34	333.34	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	166.66	166.66	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	83.34	83.34	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	166.66	166.66	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	333.34	333.34	2,000.00
6390-00 Clubhouse Maintenance	326.54	593.17	266.63	1,094.61	1,186.34	91.73	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	333.34	209.93	2,000.00
Total BUILDING EXPENSES	\$766.54	\$2,093.17	\$1,326.63	\$1,694.08	\$4,186.34	\$2,492.26	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	1,600.00	1,500.00	(100.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	-	183.34	183.34	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	-	183.34	183.34	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	50.00	50.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	166.66	166.66	1,000.00
6540-00 Security System	-	166.67	166.67	-	333.34	333.34	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	1,500.00	1,083.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	100.00	100.00	600.00
Total RECREATIONAL EXPENSES	\$800.00	\$2,008.34	\$1,208.34	\$2,016.84	\$4,016.68	\$1,999.84	\$24,100.00



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From 02/01/2023 to 02/28/2023

Description	Current Period			Year-to-date			Annual
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RESERVE FUNDING							
7010-00 Clubhouse	\$-	\$483.33	\$483.33	\$1,450.00	\$966.66	(\$483.34)	\$5,800.00
7030-00 Dock	-	633.33	633.33	1,900.00	1,266.66	(633.34)	7,600.00
7040-00 Landscape	-	316.67	316.67	950.00	633.34	(316.66)	3,800.00
7050-00 Pool	-	250.00	250.00	750.00	500.00	(250.00)	3,000.00
7070-00 Road Reserve Expense	-	340.00	340.00	1,020.00	680.00	(340.00)	4,080.00
7080-00 Park / Sports Complex	-	250.00	250.00	750.00	500.00	(250.00)	3,000.00
7085-00 Storage Lot Expense	-	750.00	750.00	2,250.00	1,500.00	(750.00)	9,000.00
7090-00 Reserve Interest	79.79	-	(79.79)	164.30	-	(164.30)	-
Total RESERVE FUNDING	\$79.79	\$3,023.33	\$2,943.54	\$9,234.30	\$6,046.66	(\$3,187.64)	\$36,280.00
Total OPERATING EXPENSE	\$32,010.51	\$30,284.65	(\$1,725.86)	\$59,048.08	\$60,569.30	\$1,521.22	\$363,416.00
Net Income:	(\$2,008.72)	\$0.02	(\$2,008.74)	\$11,733.90	\$0.04	\$11,733.86	\$0.00