



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2023 to 08/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$28,956.67	\$29,194.67	(\$238.00)	\$233,795.33	\$233,557.36	\$237.97	\$350,336.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	3,060.00	2,720.00	340.00	4,080.00
4011-00 Capital Contribution	318.00	-	318.00	2,544.00	-	2,544.00	-
4012-00 Clubhouse Rental	300.00	-	300.00	1,075.00	-	1,075.00	-
4025-00 Interest Charges - Owners	190.41	-	190.41	1,258.95	-	1,258.95	-
4040-00 Violation Fees	100.00	-	100.00	1,100.00	-	1,100.00	-
4050-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4055-00 Wimmer Collection Fee	375.00	-	375.00	550.00	-	550.00	-
Income							
4060-00 Pool & Boat Key	50.00	750.00	(700.00)	1,100.00	6,000.00	(4,900.00)	9,000.00
4080-00 Storage Fees	333.36	-	333.36	10,883.36	-	10,883.36	-
4090-00 Interest - Operating	1.90	-	1.90	12.48	-	12.48	-
4095-00 Interest - Reserve	42.11	-	42.11	381.49	-	381.49	-
Total INCOME	\$30,667.45	\$30,284.67	\$382.78	\$255,766.61	\$242,277.36	\$13,489.25	\$363,416.00
Total OPERATING INCOME	\$30,667.45	\$30,284.67	\$382.78	\$255,766.61	\$242,277.36	\$13,489.25	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	11,904.00	12,000.00	96.00	18,000.00
5002-00 Onsite staffing - Office	2,300.00	1,544.33	(755.67)	12,960.00	12,354.64	(605.36)	18,532.00
5003-00 Onsite staffing - Maintenance	2,800.00	2,103.00	(697.00)	18,840.00	16,824.00	(2,016.00)	25,236.00
5010-00 Office Expense & Supplies	75.00	183.33	108.33	1,026.45	1,466.64	440.19	2,200.00
5020-00 Postage	80.01	250.00	169.99	1,450.48	2,000.00	549.52	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	311.25	400.00	88.75	600.00
5030-00 Accounting	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	400.00	400.00	600.00
5050-00 Insurance	2,146.88	2,083.33	(63.55)	17,462.81	16,666.64	(796.17)	25,000.00
5060-00 Legal	1,100.00	833.33	(266.67)	4,837.50	6,666.64	1,829.14	10,000.00
5070-00 Bank Service Charge	-	20.83	20.83	6.00	166.64	160.64	250.00
5080-00 Bad Debt	-	270.83	270.83	-	2,166.64	2,166.64	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	808.64	800.00	(8.64)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$10,090.97	\$9,388.98	(\$701.99)	\$69,607.13	\$75,111.84	\$5,504.71	\$112,668.00
UTILITIES							
5500-00 Electricity	1,821.48	1,900.00	78.52	14,444.74	15,200.00	755.26	22,800.00
5510-00 Water & Sewer	361.01	408.33	47.32	3,230.66	3,266.64	35.98	4,900.00
5520-00 Internet & Phone Service	265.58	283.33	17.75	2,123.35	2,266.64	143.29	3,400.00
Total UTILITIES	\$2,448.07	\$2,591.66	\$143.59	\$19,798.75	\$20,733.28	\$934.53	\$31,100.00



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From 08/01/2023 to 08/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
LANDSCAPE							
6000-00 Lawn Mowing	\$2,888.05	\$3,033.33	\$145.28	\$21,266.55	\$24,266.64	\$3,000.09	\$36,400.00
6010-00 Cleanup	-	854.17	854.17	1,950.00	6,833.36	4,883.36	10,250.00
6020-00 Mulch	-	541.67	541.67	2,340.00	4,333.36	1,993.36	6,500.00
6030-00 Tree Trimming	-	891.67	891.67	12,000.00	7,133.36	(4,866.64)	10,700.00
6040-00 Common Area Maintenance	-	633.33	633.33	1,653.26	5,066.64	3,413.38	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	3,000.00	3,000.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	6,000.00	6,000.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	3,000.00	3,000.00	4,500.00
6050-00 Fertilization / Weed / Pest	-	625.00	625.00	4,474.00	5,000.00	526.00	7,500.00
6055-00 Fountain / Waterfall Repairs	450.00	500.00	50.00	14,305.15	4,000.00	(10,305.15)	6,000.00
6060-00 Irrigation	338.67	850.00	511.33	4,552.26	6,800.00	2,247.74	10,200.00
6070-00 Plants / Flowers	-	625.00	625.00	3,031.73	5,000.00	1,968.27	7,500.00
6080-00 Signage	-	520.83	520.83	-	4,166.64	4,166.64	6,250.00
6090-00 Lake / Pond	1,044.75	604.17	(440.58)	5,203.65	4,833.36	(370.29)	7,250.00
Total LANDSCAPE	\$4,721.47	\$11,179.17	\$6,457.70	\$70,776.60	\$89,433.36	\$18,656.76	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	439.84	333.33	(106.51)	1,487.04	2,666.64	1,179.60	4,000.00
6320-00 Building Plumbing	-	125.00	125.00	2,898.38	1,000.00	(1,898.38)	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	666.64	666.64	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	333.36	333.36	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	666.64	666.64	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	666.64	666.64	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6390-00 Clubhouse Maintenance	271.99	593.17	321.18	15,842.40	4,745.36	(11,097.04)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	1,333.36	1,209.95	2,000.00
Total BUILDING EXPENSES	\$711.83	\$2,093.17	\$1,381.34	\$20,351.23	\$16,745.36	(\$3,605.87)	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	6,500.00	6,000.00	(500.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	640.00	733.36	93.36	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	450.00	733.36	283.36	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	200.00	200.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	666.64	666.64	1,000.00
6540-00 Security System	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	6,000.00	5,583.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	400.00	400.00	600.00
Total RECREATIONAL EXPENSES	\$800.00	\$2,008.34	\$1,208.34	\$8,006.84	\$16,066.72	\$8,059.88	\$24,100.00



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From 08/01/2023 to 08/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE FUNDING</b>							
7010-00 Clubhouse	\$-	\$483.33	\$483.33	\$4,350.00	\$3,866.64	(\$483.36)	\$5,800.00
7030-00 Dock	-	633.33	633.33	5,700.00	5,066.64	(633.36)	7,600.00
7040-00 Landscape	-	316.67	316.67	2,850.00	2,533.36	(316.64)	3,800.00
7050-00 Pool	-	250.00	250.00	2,250.00	2,000.00	(250.00)	3,000.00
7070-00 Road Reserve Expense	-	340.00	340.00	3,060.00	2,720.00	(340.00)	4,080.00
7080-00 Park / Sports Complex	-	250.00	250.00	2,250.00	2,000.00	(250.00)	3,000.00
7085-00 Storage Lot Expense	-	750.00	750.00	6,750.00	6,000.00	(750.00)	9,000.00
7090-00 Reserve Interest	42.11	-	(42.11)	381.49	-	(381.49)	-
<b>Total RESERVE FUNDING</b>	<u>\$42.11</u>	<u>\$3,023.33</u>	<u>\$2,981.22</u>	<u>\$27,591.49</u>	<u>\$24,186.64</u>	<u>(\$3,404.85)</u>	<u>\$36,280.00</u>
<b>Total OPERATING EXPENSE</b>	<b>\$18,814.45</b>	<b>\$30,284.65</b>	<b>\$11,470.20</b>	<b>\$216,132.04</b>	<b>\$242,277.20</b>	<b>\$26,145.16</b>	<b>\$363,416.00</b>
<b>Net Income:</b>	<u><b>\$11,853.00</b></u>	<u><b>\$0.02</b></u>	<u><b>\$11,852.98</b></u>	<u><b>\$39,634.57</b></u>	<u><b>\$0.16</b></u>	<u><b>\$39,634.41</b></u>	<u><b>\$0.00</b></u>