



Income Statement - Operating

Riverwood Plantation Homeowners Association

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

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)	\$28,956.67	\$29,194.67	(\$238.00)	\$350,336.00
4010-00 Roadway Special Assessment	1,020.00	340.00	680.00	1,020.00	340.00	680.00	4,080.00
4012-00 Clubhouse Rental	300.00	-	300.00	300.00	-	300.00	-
4025-00 Interest Charges - Owners	(6.62)	-	(6.62)	(6.62)	-	(6.62)	-
4060-00 Pool & Boat Key	25.00	750.00	(725.00)	25.00	750.00	(725.00)	9,000.00
4080-00 Storage Fees	10,400.00	-	10,400.00	10,400.00	-	10,400.00	-
4090-00 Interest - Operating	0.63	-	0.63	0.63	-	0.63	-
4095-00 Interest - Reserve	84.51	-	84.51	84.51	-	84.51	-
Total INCOME	\$40,780.19	\$30,284.67	\$10,495.52	\$40,780.19	\$30,284.67	\$10,495.52	\$363,416.00
Total OPERATING INCOME	\$40,780.19	\$30,284.67	\$10,495.52	\$40,780.19	\$30,284.67	\$10,495.52	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	1,488.00	1,500.00	12.00	18,000.00
5002-00 Onsite staffing - Office	1,650.00	1,544.33	(105.67)	1,650.00	1,544.33	(105.67)	18,532.00
5003-00 Onsite staffing - Maintenance	2,472.00	2,103.00	(369.00)	2,472.00	2,103.00	(369.00)	25,236.00
5010-00 Office Expense & Supplies	50.00	183.33	133.33	50.00	183.33	133.33	2,200.00
5020-00 Postage	18.56	250.00	231.44	18.56	250.00	231.44	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	-	50.00	50.00	600.00
5030-00 Accounting	-	150.00	150.00	-	150.00	150.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	50.00	50.00	600.00
5050-00 Insurance	2,085.14	2,083.33	(1.81)	2,085.14	2,083.33	(1.81)	25,000.00
5060-00 Legal	550.00	833.33	283.33	550.00	833.33	283.33	10,000.00
5070-00 Bank Service Charge	-	20.83	20.83	-	20.83	20.83	250.00
5080-00 Bad Debt	-	270.83	270.83	-	270.83	270.83	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	101.08	100.00	(1.08)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	250.00	250.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$8,414.78	\$9,388.98	\$974.20	\$8,414.78	\$9,388.98	\$974.20	\$112,668.00
UTILITIES							
5500-00 Electricity	1,962.20	1,900.00	(62.20)	1,962.20	1,900.00	(62.20)	22,800.00
5510-00 Water & Sewer	700.48	408.33	(292.15)	700.48	408.33	(292.15)	4,900.00
5520-00 Internet & Phone Service	265.63	283.33	17.70	265.63	283.33	17.70	3,400.00
Total UTILITIES	\$2,928.31	\$2,591.66	(\$336.65)	\$2,928.31	\$2,591.66	(\$336.65)	\$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	\$2,625.50	\$3,033.33	\$407.83	\$36,400.00
6010-00 Cleanup	-	854.17	854.17	-	854.17	854.17	10,250.00
6020-00 Mulch	800.00	541.67	(258.33)	800.00	541.67	(258.33)	6,500.00
6030-00 Tree Trimming	-	891.67	891.67	-	891.67	891.67	10,700.00
6040-00 Common Area Maintenance	382.49	633.33	250.84	382.49	633.33	250.84	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	375.00	375.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	750.00	750.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	375.00	375.00	4,500.00
6050-00 Fertilization / Weed / Pest	-	625.00	625.00	-	625.00	625.00	7,500.00
6055-00 Fountain / Waterfall Repairs	58.67	500.00	441.33	58.67	500.00	441.33	6,000.00
6060-00 Irrigation	-	850.00	850.00	-	850.00	850.00	10,200.00
6070-00 Plants / Flowers	-	625.00	625.00	-	625.00	625.00	7,500.00
6080-00 Signage	-	520.83	520.83	-	520.83	520.83	6,250.00
6090-00 Lake / Pond	528.93	604.17	75.24	528.93	604.17	75.24	7,250.00
Total LANDSCAPE	\$4,395.59	\$11,179.17	\$6,783.58	\$4,395.59	\$11,179.17	\$6,783.58	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	36.06	333.33	297.27	36.06	333.33	297.27	4,000.00
6320-00 Building Plumbing	-	125.00	125.00	-	125.00	125.00	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	250.00	250.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	166.67	166.67	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	83.33	83.33	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	41.67	41.67	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	83.33	83.33	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	83.33	83.33	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
6390-00 Clubhouse Maintenance	768.07	593.17	(174.90)	768.07	593.17	(174.90)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	123.41	166.67	43.26	123.41	166.67	43.26	2,000.00
Total BUILDING EXPENSES	\$927.54	\$2,093.17	\$1,165.63	\$927.54	\$2,093.17	\$1,165.63	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	800.00	750.00	(50.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	-	91.67	91.67	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	-	91.67	91.67	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	25.00	25.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	83.33	83.33	1,000.00
6540-00 Security System	-	166.67	166.67	-	166.67	166.67	2,000.00
6555-00 Miscellaneous	416.84	750.00	333.16	416.84	750.00	333.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	50.00	50.00	600.00
Total RECREATIONAL EXPENSES	\$1,216.84	\$2,008.34	\$791.50	\$1,216.84	\$2,008.34	\$791.50	\$24,100.00



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

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)	\$1,450.00	\$483.33	(\$966.67)	\$5,800.00
7030-00 Dock	1,900.00	633.33	(1,266.67)	1,900.00	633.33	(1,266.67)	7,600.00
7040-00 Landscape	950.00	316.67	(633.33)	950.00	316.67	(633.33)	3,800.00
7050-00 Pool	750.00	250.00	(500.00)	750.00	250.00	(500.00)	3,000.00
7070-00 Road Reserve Expense	1,020.00	340.00	(680.00)	1,020.00	340.00	(680.00)	4,080.00
7080-00 Park / Sports Complex	750.00	250.00	(500.00)	750.00	250.00	(500.00)	3,000.00
7085-00 Storage Lot Expense	2,250.00	750.00	(1,500.00)	2,250.00	750.00	(1,500.00)	9,000.00
7090-00 Reserve Interest	84.51	-	(84.51)	84.51	-	(84.51)	-
Total RESERVE FUNDING	\$9,154.51	\$3,023.33	(\$6,131.18)	\$9,154.51	\$3,023.33	(\$6,131.18)	\$36,280.00
Total OPERATING EXPENSE	\$27,037.57	\$30,284.65	\$3,247.08	\$27,037.57	\$30,284.65	\$3,247.08	\$363,416.00
Net Income:	\$13,742.62	\$0.02	\$13,742.60	\$13,742.62	\$0.02	\$13,742.60	\$0.00