



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 07/01/2023 to 07/31/2023

| | Current Period | | | Year-to-date | | | Annual |
|---------------------------------------|----------------|-------------|------------|--------------|--------------|-------------|--------------|
| Description | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| OPERATING INCOME | | | | | | | |
| INCOME | | | | | | | |
| 4000-00 Assessments | \$29,670.66 | \$29,194.67 | \$475.99 | \$204,838.66 | \$204,362.69 | \$475.97 | \$350,336.00 |
| 4010-00 Roadway Special Assessment | 1,020.00 | 340.00 | 680.00 | 3,060.00 | 2,380.00 | 680.00 | 4,080.00 |
| 4011-00 Capital Contribution | 318.00 | - | 318.00 | 2,226.00 | - | 2,226.00 | - |
| 4012-00 Clubhouse Rental | - | - | - | 775.00 | - | 775.00 | - |
| 4025-00 Interest Charges - Owners | 314.87 | - | 314.87 | 1,068.54 | - | 1,068.54 | - |
| 4040-00 Violation Fees | - | - | - | 1,000.00 | - | 1,000.00 | - |
| 4050-00 NSF Fee Income | - | - | - | 6.00 | - | 6.00 | - |
| 4055-00 Wimmer Collection Fee | (75.00) | - | (75.00) | 175.00 | - | 175.00 | - |
| Income | | | | | | | |
| 4060-00 Pool & Boat Key | 200.00 | 750.00 | (550.00) | 1,050.00 | 5,250.00 | (4,200.00) | 9,000.00 |
| 4080-00 Storage Fees | - | - | - | 10,550.00 | - | 10,550.00 | - |
| 4090-00 Interest - Operating | 1.95 | - | 1.95 | 10.58 | - | 10.58 | - |
| 4095-00 Interest - Reserve | 38.54 | - | 38.54 | 339.38 | - | 339.38 | - |
| | | | | | | | |
| Total INCOME | \$31,489.02 | \$30,284.67 | \$1,204.35 | \$225,099.16 | \$211,992.69 | \$13,106.47 | \$363,416.00 |
| Total OPERATING INCOME | \$31,489.02 | \$30,284.67 | \$1,204.35 | \$225,099.16 | \$211,992.69 | \$13,106.47 | \$363,416.00 |
| OPERATING EXPENSE | | | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | | | |
| 5000-00 Management Fee | 1,488.00 | 1,500.00 | 12.00 | 10,416.00 | 10,500.00 | 84.00 | 18,000.00 |
| 5002-00 Onsite staffing - Office | 1,156.00 | 1,544.33 | 388.33 | 10,660.00 | 10,810.31 | 150.31 | 18,532.00 |
| 5003-00 Onsite staffing - Maintenance | 2,960.00 | 2,103.00 | (857.00) | 16,040.00 | 14,721.00 | (1,319.00) | 25,236.00 |
| 5010-00 Office Expense & Supplies | 75.00 | 183.33 | 108.33 | 951.45 | 1,283.31 | 331.86 | 2,200.00 |
| 5020-00 Postage | 418.83 | 250.00 | (168.83) | 1,370.47 | 1,750.00 | 379.53 | 3,000.00 |
| 5025-00 License / Permits / Fees | - | 50.00 | 50.00 | 311.25 | 350.00 | 38.75 | 600.00 |
| 5030-00 Accounting | - | 150.00 | 150.00 | - | 1,050.00 | 1,050.00 | 1,800.00 |
| 5040-00 Community Events | - | 50.00 | 50.00 | - | 350.00 | 350.00 | 600.00 |
| 5050-00 Insurance | 2,482.27 | 2,083.33 | (398.94) | 15,315.93 | 14,583.31 | (732.62) | 25,000.00 |
| 5060-00 Legal | 550.00 | 833.33 | 283.33 | 3,737.50 | 5,833.31 | 2,095.81 | 10,000.00 |
| 5070-00 Bank Service Charge | - | 20.83 | 20.83 | 6.00 | 145.81 | 139.81 | 250.00 |
| 5080-00 Bad Debt | - | 270.83 | 270.83 | - | 1,895.81 | 1,895.81 | 3,250.00 |
| 5085-00 Website Maintenance | 101.08 | 100.00 | (1.08) | 707.56 | 700.00 | (7.56) | 1,200.00 |
| 5090-00 Reserve Study | - | 250.00 | 250.00 | - | 1,750.00 | 1,750.00 | 3,000.00 |
| | | | | | | | |
| Total ADMINISTRATIVE EXPENSES | \$9,231.18 | \$9,388.98 | \$157.80 | \$59,516.16 | \$65,722.86 | \$6,206.70 | \$112,668.00 |
| UTILITIES | | | | | | | |
| 5500-00 Electricity | 1,939.64 | 1,900.00 | (39.64) | 12,623.26 | 13,300.00 | 676.74 | 22,800.00 |
| 5510-00 Water & Sewer | 374.66 | 408.33 | 33.67 | 2,869.65 | 2,858.31 | (11.34) | 4,900.00 |
| 5520-00 Internet & Phone Service | 265.23 | 283.33 | 18.10 | 1,857.77 | 1,983.31 | 125.54 | 3,400.00 |
| | | | | | | | |
| Total UTILITIES | \$2,579.53 | \$2,591.66 | \$12.13 | \$17,350.68 | \$18,141.62 | \$790.94 | \$31,100.00 |



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|--|----------------|-------------|------------|--------------|-------------|--------------|--------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| LANDSCAPE | | | | | | | |
| 6000-00 Lawn Mowing | \$2,625.50 | \$3,033.33 | \$407.83 | \$18,378.50 | \$21,233.31 | \$2,854.81 | \$36,400.00 |
| 6010-00 Cleanup | - | 854.17 | 854.17 | 1,950.00 | 5,979.19 | 4,029.19 | 10,250.00 |
| 6020-00 Mulch | - | 541.67 | 541.67 | 2,340.00 | 3,791.69 | 1,451.69 | 6,500.00 |
| 6030-00 Tree Trimming | - | 891.67 | 891.67 | 12,000.00 | 6,241.69 | (5,758.31) | 10,700.00 |
| 6040-00 Common Area Maintenance | - | 633.33 | 633.33 | 1,653.26 | 4,433.31 | 2,780.05 | 7,600.00 |
| 6045-00 Dock Repair & Maintenance | - | 375.00 | 375.00 | - | 2,625.00 | 2,625.00 | 4,500.00 |
| 6046-00 RV / Boat Area | - | 750.00 | 750.00 | - | 5,250.00 | 5,250.00 | 9,000.00 |
| 6048-00 Fence Repair | - | 375.00 | 375.00 | - | 2,625.00 | 2,625.00 | 4,500.00 |
| 6050-00 Fertilization / Weed / Pest | 1,082.00 | 625.00 | (457.00) | 4,474.00 | 4,375.00 | (99.00) | 7,500.00 |
| 6055-00 Fountain / Waterfall Repairs | 176.00 | 500.00 | 324.00 | 13,855.15 | 3,500.00 | (10,355.15) | 6,000.00 |
| 6060-00 Irrigation | 2,500.00 | 850.00 | (1,650.00) | 4,213.59 | 5,950.00 | 1,736.41 | 10,200.00 |
| 6070-00 Plants / Flowers | - | 625.00 | 625.00 | 3,031.73 | 4,375.00 | 1,343.27 | 7,500.00 |
| 6080-00 Signage | - | 520.83 | 520.83 | - | 3,645.81 | 3,645.81 | 6,250.00 |
| 6090-00 Lake / Pond | 544.75 | 604.17 | 59.42 | 4,158.90 | 4,229.19 | 70.29 | 7,250.00 |
| Total LANDSCAPE | \$6,928.25 | \$11,179.17 | \$4,250.92 | \$66,055.13 | \$78,254.19 | \$12,199.06 | \$134,150.00 |
| BUILDING EXPENSES | | | | | | | |
| 6305-00 Maintenance Supplies | 849.94 | 333.33 | (516.61) | 1,047.20 | 2,333.31 | 1,286.11 | 4,000.00 |
| 6320-00 Building Plumbing | - | 125.00 | 125.00 | 2,898.38 | 875.00 | (2,023.38) | 1,500.00 |
| 6325-00 Building Electrical | - | 250.00 | 250.00 | - | 1,750.00 | 1,750.00 | 3,000.00 |
| 6330-00 Alarm System | - | 166.67 | 166.67 | - | 1,166.69 | 1,166.69 | 2,000.00 |
| 6340-00 Pest Control | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6345-00 Termite Bond | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 6375-00 Equipment Rental & Repairs | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6380-00 Parking Lot R & M | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6385-00 Shed Maintenance | - | 166.67 | 166.67 | - | 1,166.69 | 1,166.69 | 2,000.00 |
| 6390-00 Clubhouse Maintenance | - | 593.17 | 593.17 | 15,570.41 | 4,152.19 | (11,418.22) | 7,118.00 |
| 6395-00 Misc. Bldg Expense / Inventory | - | 166.67 | 166.67 | 123.41 | 1,166.69 | 1,043.28 | 2,000.00 |
| Total BUILDING EXPENSES | \$849.94 | \$2,093.17 | \$1,243.23 | \$19,639.40 | \$14,652.19 | (\$4,987.21) | \$25,118.00 |
| RECREATIONAL EXPENSES | | | | | | | |
| 6500-00 Pool Contract | 900.00 | 750.00 | (150.00) | 5,700.00 | 5,250.00 | (450.00) | 9,000.00 |
| 6505-00 Pool Chemicals / Supplies | - | 91.67 | 91.67 | 640.00 | 641.69 | 1.69 | 1,100.00 |
| 6510-00 Pool Repairs & Maintenance | 450.00 | 91.67 | (358.33) | 450.00 | 641.69 | 191.69 | 1,100.00 |
| 6520-00 Pool Permit | - | 25.00 | 25.00 | - | 175.00 | 175.00 | 300.00 |
| 6530-00 Sports Complex | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6540-00 Security System | - | 166.67 | 166.67 | - | 1,166.69 | 1,166.69 | 2,000.00 |
| 6555-00 Miscellaneous | - | 750.00 | 750.00 | 416.84 | 5,250.00 | 4,833.16 | 9,000.00 |
| 6560-00 Playground Maintenance | - | 50.00 | 50.00 | - | 350.00 | 350.00 | 600.00 |
| Total RECREATIONAL EXPENSES | \$1,350.00 | \$2,008.34 | \$658.34 | \$7,206.84 | \$14,058.38 | \$6,851.54 | \$24,100.00 |



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From 07/01/2023 to 07/31/2023

| 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) | \$4,350.00 | \$3,383.31 | (\$966.69) | \$5,800.00 |
| 7030-00 Dock | 1,900.00 | 633.33 | (1,266.67) | 5,700.00 | 4,433.31 | (1,266.69) | 7,600.00 |
| 7040-00 Landscape | 950.00 | 316.67 | (633.33) | 2,850.00 | 2,216.69 | (633.31) | 3,800.00 |
| 7050-00 Pool | 750.00 | 250.00 | (500.00) | 2,250.00 | 1,750.00 | (500.00) | 3,000.00 |
| 7070-00 Road Reserve Expense | 1,020.00 | 340.00 | (680.00) | 3,060.00 | 2,380.00 | (680.00) | 4,080.00 |
| 7080-00 Park / Sports Complex | 750.00 | 250.00 | (500.00) | 2,250.00 | 1,750.00 | (500.00) | 3,000.00 |
| 7085-00 Storage Lot Expense | 2,250.00 | 750.00 | (1,500.00) | 6,750.00 | 5,250.00 | (1,500.00) | 9,000.00 |
| 7090-00 Reserve Interest | 38.54 | - | (38.54) | 339.38 | - | (339.38) | - |
| Total RESERVE FUNDING | <u>\$9,108.54</u> | <u>\$3,023.33</u> | <u>(\$6,085.21)</u> | <u>\$27,549.38</u> | <u>\$21,163.31</u> | <u>(\$6,386.07)</u> | <u>\$36,280.00</u> |
| Total OPERATING EXPENSE | \$30,047.44 | \$30,284.65 | \$237.21 | \$197,317.59 | \$211,992.55 | \$14,674.96 | \$363,416.00 |
| Net Income: | <u>\$1,441.58</u> | <u>\$0.02</u> | <u>\$1,441.56</u> | <u>\$27,781.57</u> | <u>\$0.14</u> | <u>\$27,781.43</u> | <u>\$0.00</u> |