



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 09/01/2023 to 09/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$28,242.67	\$29,194.67	(\$952.00)	\$262,038.00	\$262,752.03	(\$714.03)	\$350,336.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	3,060.00	3,060.00	-	4,080.00
4011-00 Capital Contribution	318.00	-	318.00	2,862.00	-	2,862.00	-
4012-00 Clubhouse Rental	-	-	-	1,075.00	-	1,075.00	-
4025-00 Interest Charges - Owners	76.83	-	76.83	1,335.78	-	1,335.78	-
4040-00 Violation Fees	-	-	-	1,100.00	-	1,100.00	-
4050-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4055-00 Wimmer Collection Fee Income	(375.00)	-	(375.00)	175.00	-	175.00	-
4060-00 Pool & Boat Key	-	750.00	(750.00)	1,100.00	6,750.00	(5,650.00)	9,000.00
4080-00 Storage Fees	(300.00)	-	(300.00)	10,583.36	-	10,583.36	-
4090-00 Interest - Operating	1.77	-	1.77	14.25	-	14.25	-
4095-00 Interest - Reserve	39.42	-	39.42	420.91	-	420.91	-
Total INCOME	\$28,003.69	\$30,284.67	(\$2,280.98)	\$283,770.30	\$272,562.03	\$11,208.27	\$363,416.00
Total OPERATING INCOME	\$28,003.69	\$30,284.67	(\$2,280.98)	\$283,770.30	\$272,562.03	\$11,208.27	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	13,392.00	13,500.00	108.00	18,000.00
5002-00 Onsite staffing - Office	1,610.00	1,544.33	(65.67)	14,570.00	13,898.97	(671.03)	18,532.00
5003-00 Onsite staffing - Maintenance	2,640.00	2,103.00	(537.00)	21,480.00	18,927.00	(2,553.00)	25,236.00
5010-00 Office Expense & Supplies	586.54	183.33	(403.21)	1,612.99	1,649.97	36.98	2,200.00
5020-00 Postage	165.60	250.00	84.40	1,616.08	2,250.00	633.92	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	311.25	450.00	138.75	600.00
5030-00 Accounting	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	450.00	450.00	600.00
5050-00 Insurance	2,146.88	2,083.33	(63.55)	19,609.69	18,749.97	(859.72)	25,000.00
5060-00 Legal	-	833.33	833.33	4,837.50	7,499.97	2,662.47	10,000.00
5070-00 Bank Service Charge	-	20.83	20.83	6.00	187.47	181.47	250.00
5080-00 Bad Debt	-	270.83	270.83	-	2,437.47	2,437.47	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	909.72	900.00	(9.72)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$8,738.10	\$9,388.98	\$650.88	\$78,345.23	\$84,500.82	\$6,155.59	\$112,668.00
UTILITIES							
5500-00 Electricity	2,285.31	1,900.00	(385.31)	16,730.05	17,100.00	369.95	22,800.00
5510-00 Water & Sewer	362.49	408.33	45.84	3,593.15	3,674.97	81.82	4,900.00
5520-00 Internet & Phone Service	265.57	283.33	17.76	2,388.92	2,549.97	161.05	3,400.00
Total UTILITIES	\$2,913.37	\$2,591.66	(\$321.71)	\$22,712.12	\$23,324.94	\$612.82	\$31,100.00



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From 09/01/2023 to 09/30/2023

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	\$24,154.60	\$27,299.97	\$3,145.37	\$36,400.00
6010-00 Cleanup	5,000.00	854.17	(4,145.83)	6,950.00	7,687.53	737.53	10,250.00
6020-00 Mulch	-	541.67	541.67	2,340.00	4,875.03	2,535.03	6,500.00
6030-00 Tree Trimming	-	891.67	891.67	12,000.00	8,025.03	(3,974.97)	10,700.00
6040-00 Common Area Maintenance	250.00	633.33	383.33	1,903.26	5,699.97	3,796.71	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	3,375.00	3,375.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	6,750.00	6,750.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	3,375.00	3,375.00	4,500.00
6050-00 Fertilization / Weed / Pest	1,450.00	625.00	(825.00)	5,924.00	5,625.00	(299.00)	7,500.00
6055-00 Fountain / Waterfall Repairs	-	500.00	500.00	14,305.15	4,500.00	(9,805.15)	6,000.00
6060-00 Irrigation	832.84	850.00	17.16	5,385.10	7,650.00	2,264.90	10,200.00
6070-00 Plants / Flowers	293.67	625.00	331.33	3,325.40	5,625.00	2,299.60	7,500.00
6080-00 Signage	-	520.83	520.83	-	4,687.47	4,687.47	6,250.00
6090-00 Lake / Pond	300.00	604.17	304.17	5,503.65	5,437.53	(66.12)	7,250.00
Total LANDSCAPE	\$11,014.56	\$11,179.17	\$164.61	\$81,791.16	\$100,612.53	\$18,821.37	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	-	333.33	333.33	1,487.04	2,999.97	1,512.93	4,000.00
6320-00 Building Plumbing	-	125.00	125.00	2,898.38	1,125.00	(1,773.38)	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	749.97	749.97	1,000.00
6345-00 Termite Bond	359.52	41.67	(317.85)	359.52	375.03	15.51	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	749.97	749.97	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	749.97	749.97	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6390-00 Clubhouse Maintenance	77.50	593.17	515.67	15,919.90	5,338.53	(10,581.37)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	1,500.03	1,376.62	2,000.00
Total BUILDING EXPENSES	\$437.02	\$2,093.17	\$1,656.15	\$20,788.25	\$18,838.53	(\$1,949.72)	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	7,300.00	6,750.00	(550.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	640.00	825.03	185.03	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	450.00	825.03	375.03	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	225.00	225.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	749.97	749.97	1,000.00
6540-00 Security System	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	6,750.00	6,333.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	450.00	450.00	600.00
Total RECREATIONAL EXPENSES	\$800.00	\$2,008.34	\$1,208.34	\$8,806.84	\$18,075.06	\$9,268.22	\$24,100.00



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From 09/01/2023 to 09/30/2023

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	\$4,349.97	(\$0.03)	\$5,800.00
7030-00 Dock	-	633.33	633.33	5,700.00	5,699.97	(0.03)	7,600.00
7040-00 Landscape	-	316.67	316.67	2,850.00	2,850.03	0.03	3,800.00
7050-00 Pool	-	250.00	250.00	2,250.00	2,250.00	-	3,000.00
7070-00 Road Reserve Expense	-	340.00	340.00	3,060.00	3,060.00	-	4,080.00
7080-00 Park / Sports Complex	-	250.00	250.00	2,250.00	2,250.00	-	3,000.00
7085-00 Storage Lot Expense	-	750.00	750.00	6,750.00	6,750.00	-	9,000.00
7090-00 Reserve Interest	39.42	-	(39.42)	420.91	-	(420.91)	-
<b>Total RESERVE FUNDING</b>	<u>\$39.42</u>	<u>\$3,023.33</u>	<u>\$2,983.91</u>	<u>\$27,630.91</u>	<u>\$27,209.97</u>	<u>(\$420.94)</u>	<u>\$36,280.00</u>
<b>Total OPERATING EXPENSE</b>	<b>\$23,942.47</b>	<b>\$30,284.65</b>	<b>\$6,342.18</b>	<b>\$240,074.51</b>	<b>\$272,561.85</b>	<b>\$32,487.34</b>	<b>\$363,416.00</b>
<b>Net Income:</b>	<u><b>\$4,061.22</b></u>	<u><b>\$0.02</b></u>	<u><b>\$4,061.20</b></u>	<u><b>\$43,695.79</b></u>	<u><b>\$0.18</b></u>	<u><b>\$43,695.61</b></u>	<u><b>\$0.00</b></u>