



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 10/01/2023 to 10/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$29,115.34	\$29,194.67	(\$79.33)	\$291,153.34	\$291,946.70	(\$793.36)	\$350,336.00
4010-00 Roadway Special Assessment	1,020.00	340.00	680.00	4,080.00	3,400.00	680.00	4,080.00
4015-00 Capital Contribution	159.00	-	159.00	3,021.00	-	3,021.00	-
4025-00 Interest Charges - Owners	270.03	-	270.03	1,605.81	-	1,605.81	-
4040-00 Violation Fees	-	-	-	1,100.00	-	1,100.00	-
4050-00 NSF Fee Income	6.00	-	6.00	12.00	-	12.00	-
4055-00 Wimmer Collection Fee Income	(25.00)	-	(25.00)	150.00	-	150.00	-
4066-00 Pool & Boat Key Income	75.00	750.00	(675.00)	1,175.00	7,500.00	(6,325.00)	9,000.00
4070-00 Clubhouse Rental	375.00	-	375.00	1,450.00	-	1,450.00	-
4075-00 Storage Fee Income	200.00	-	200.00	10,783.36	-	10,783.36	-
4090-00 Interest - Operating	1.91	-	1.91	16.16	-	16.16	-
4095-00 Interest - Reserve	44.81	-	44.81	465.72	-	465.72	-
Total INCOME	\$31,242.09	\$30,284.67	\$957.42	\$315,012.39	\$302,846.70	\$12,165.69	\$363,416.00
Total OPERATING INCOME	\$31,242.09	\$30,284.67	\$957.42	\$315,012.39	\$302,846.70	\$12,165.69	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	14,880.00	15,000.00	120.00	18,000.00
5002-00 Onsite staffing - Office	1,702.00	1,544.33	(157.67)	16,272.00	15,443.30	(828.70)	18,532.00
5003-00 Onsite staffing - Maintenance	2,240.00	2,103.00	(137.00)	23,720.00	21,030.00	(2,690.00)	25,236.00
5010-00 Office Expense & Supplies	75.00	183.33	108.33	1,687.99	1,833.30	145.31	2,200.00
5020-00 Postage	223.02	250.00	26.98	1,839.10	2,500.00	660.90	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	311.25	500.00	188.75	600.00
5030-00 Accounting	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
5045-00 Website Maintenance	1,361.08	100.00	(1,261.08)	2,270.80	1,000.00	(1,270.80)	1,200.00
5050-00 Insurance	3,249.44	2,083.33	(1,166.11)	22,859.13	20,833.30	(2,025.83)	25,000.00
5060-00 Legal	550.00	833.33	283.33	5,387.50	8,333.30	2,945.80	10,000.00
5070-00 Bank Service Charge	6.00	20.83	14.83	12.00	208.30	196.30	250.00
5080-00 Bad Debt	-	270.83	270.83	-	2,708.30	2,708.30	3,250.00
5090-00 Reserve Study	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$10,894.54	\$9,338.98	(\$1,555.56)	\$89,239.77	\$93,389.80	\$4,150.03	\$112,068.00
UTILITIES							
5500-00 Electricity	1,901.90	1,900.00	(1.90)	18,631.95	19,000.00	368.05	22,800.00
5510-00 Water & Sewer	413.34	408.33	(5.01)	4,006.49	4,083.30	76.81	4,900.00
5550-00 Internet & Telephone	266.18	283.33	17.15	2,655.10	2,833.30	178.20	3,400.00
Total UTILITIES	\$2,581.42	\$2,591.66	\$10.24	\$25,293.54	\$25,916.60	\$623.06	\$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	\$2,888.05	\$3,033.33	\$145.28	\$27,042.65	\$30,333.30	\$3,290.65	\$36,400.00
6010-00 Clean up, Common area, Dock, Fence	5,000.00	854.17	(4,145.83)	11,950.00	8,541.70	(3,408.30)	10,250.00
6020-00 Mulch / Misc. Landscape	3,400.00	541.67	(2,858.33)	5,740.00	5,416.70	(323.30)	6,500.00
6030-00 Tree Trimming	7,000.00	891.67	(6,108.33)	19,000.00	8,916.70	(10,083.30)	10,700.00
6044-00 Common Area Maintenance	1,976.32	633.33	(1,342.99)	3,879.58	6,333.30	2,453.72	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
6046-00 RV / Boat Area	3,000.00	750.00	(2,250.00)	3,000.00	7,500.00	4,500.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
6050-00 Fertilization / Weed / Pest	1,082.00	625.00	(457.00)	7,006.00	6,250.00	(756.00)	7,500.00
6060-00 Irrigation	1,360.01	850.00	(510.01)	6,745.11	8,500.00	1,754.89	10,200.00
6070-00 Plants / Flowers	337.00	625.00	288.00	3,662.40	6,250.00	2,587.60	7,500.00
6080-00 Signage	2,833.54	520.83	(2,312.71)	2,833.54	5,208.30	2,374.76	6,250.00
6090-00 Lake / Pond	1,064.75	604.17	(460.58)	6,568.40	6,041.70	(526.70)	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	14,305.15	5,000.00	(9,305.15)	6,000.00
Total LANDSCAPE	\$29,941.67	\$11,179.17	(\$18,762.50)	\$111,732.83	\$111,791.70	\$58.87	\$134,150.00
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	-	333.33	333.33	1,487.04	3,333.30	1,846.26	4,000.00
6320-00 Building Plumbing	-	125.00	125.00	2,898.38	1,250.00	(1,648.38)	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	833.30	833.30	1,000.00
6345-00 Termite Bond	-	41.67	41.67	359.52	416.70	57.18	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	833.30	833.30	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	833.30	833.30	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6390-00 Clubhouse Maintenance	167.54	593.17	425.63	16,087.44	5,931.70	(10,155.74)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	1,666.70	1,543.29	2,000.00
Total BUILDING EXPENSES	\$167.54	\$2,093.17	\$1,925.63	\$20,955.79	\$20,931.70	(\$24.09)	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	8,100.00	7,500.00	(600.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	640.00	916.70	276.70	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	450.00	916.70	466.70	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	250.00	250.00	300.00
6525-00 Community Events	-	50.00	50.00	-	500.00	500.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	833.30	833.30	1,000.00
6540-00 Security System	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	7,500.00	7,083.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	500.00	500.00	600.00
Total RECREATIONAL EXPENSES	\$800.00	\$2,058.34	\$1,258.34	\$9,606.84	\$20,583.40	\$10,976.56	\$24,700.00



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From 10/01/2023 to 10/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE FUNDING							
7010-00 Clubhouse Reserve	\$1,450.00	\$483.33	(\$966.67)	\$5,800.00	\$4,833.30	(\$966.70)	\$5,800.00
7030-00 Dock Reserve	1,900.00	633.33	(1,266.67)	7,600.00	6,333.30	(1,266.70)	7,600.00
7040-00 Landscape Reserve	950.00	316.67	(633.33)	3,800.00	3,166.70	(633.30)	3,800.00
7050-00 Pool Reserve	750.00	250.00	(500.00)	3,000.00	2,500.00	(500.00)	3,000.00
7070-00 Road Reserve Expense	1,020.00	340.00	(680.00)	4,080.00	3,400.00	(680.00)	4,080.00
7080-00 Park / Sports Complex Reserve	750.00	250.00	(500.00)	3,000.00	2,500.00	(500.00)	3,000.00
7085-00 Storage Lot Reserve	2,250.00	750.00	(1,500.00)	9,000.00	7,500.00	(1,500.00)	9,000.00
7090-00 Reserve Interest	44.81	-	(44.81)	465.72	-	(465.72)	-
Total RESERVE FUNDING	\$9,114.81	\$3,023.33	(\$6,091.48)	\$36,745.72	\$30,233.30	(\$6,512.42)	\$36,280.00
Total OPERATING EXPENSE	\$53,499.98	\$30,284.65	(\$23,215.33)	\$293,574.49	\$302,846.50	\$9,272.01	\$363,416.00
Net Income:	(\$22,257.89)	\$0.02	(\$22,257.91)	\$21,437.90	\$0.20	\$21,437.70	\$0.00