



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 03/01/2023 to 03/31/2023

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$-	\$29,194.67	(\$29,194.67)	\$58,151.34	\$87,584.01	(\$29,432.67)	\$350,336.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	1,020.00	1,020.00	-	4,080.00
4011-00 Capital Contribution	477.00	-	477.00	795.00	-	795.00	-
4012-00 Clubhouse Rental	-	-	-	450.00	-	450.00	-
4025-00 Interest Charges - Owners	80.43	-	80.43	256.74	-	256.74	-
4040-00 Violation Fees	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
4055-00 Wimmer Collection Fee Income	25.00	-	25.00	25.00	-	25.00	-
4060-00 Pool & Boat Key	300.00	750.00	(450.00)	400.00	2,250.00	(1,850.00)	9,000.00
4080-00 Storage Fees	-	-	-	10,400.00	-	10,400.00	-
4090-00 Interest - Operating	1.53	-	1.53	3.56	-	3.56	-
4095-00 Interest - Reserve	32.00	-	32.00	196.30	-	196.30	-
Total INCOME	\$1,915.96	\$30,284.67	(\$28,368.71)	\$72,697.94	\$90,854.01	(\$18,156.07)	\$363,416.00
Total OPERATING INCOME	\$1,915.96	\$30,284.67	(\$28,368.71)	\$72,697.94	\$90,854.01	(\$18,156.07)	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	4,464.00	4,500.00	36.00	18,000.00
5002-00 Onsite staffing - Office	1,540.00	1,544.33	4.33	4,884.00	4,632.99	(251.01)	18,532.00
5003-00 Onsite staffing - Maintenance	1,920.00	2,103.00	183.00	6,360.00	6,309.00	(51.00)	25,236.00
5010-00 Office Expense & Supplies	220.61	183.33	(37.28)	345.61	549.99	204.38	2,200.00
5020-00 Postage	40.02	250.00	209.98	472.12	750.00	277.88	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	-	150.00	150.00	600.00
5030-00 Accounting	-	150.00	150.00	-	450.00	450.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	150.00	150.00	600.00
5050-00 Insurance	2,149.72	2,083.33	(66.39)	6,384.54	6,249.99	(134.55)	25,000.00
5060-00 Legal	550.00	833.33	283.33	1,537.50	2,499.99	962.49	10,000.00
5065-00 Annual Corporate Report	61.25	-	(61.25)	61.25	-	(61.25)	-
5070-00 Bank Service Charge	-	20.83	20.83	-	62.49	62.49	250.00
5080-00 Bad Debt	-	270.83	270.83	-	812.49	812.49	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	303.24	300.00	(3.24)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	750.00	750.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$8,070.68	\$9,388.98	\$1,318.30	\$24,812.26	\$28,166.94	\$3,354.68	\$112,668.00
UTILITIES							
5500-00 Electricity	1,553.78	1,900.00	346.22	5,383.24	5,700.00	316.76	22,800.00
5510-00 Water & Sewer	358.90	408.33	49.43	1,410.40	1,224.99	(185.41)	4,900.00
5520-00 Internet & Phone Service	261.64	283.33	21.69	796.88	849.99	53.11	3,400.00
Total UTILITIES	\$2,174.32	\$2,591.66	\$417.34	\$7,590.52	\$7,774.98	\$184.46	\$31,100.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 03/01/2023 to 03/31/2023

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	\$7,876.50	\$9,099.99	\$1,223.49	\$36,400.00
6010-00 Cleanup	-	854.17	854.17	1,950.00	2,562.51	612.51	10,250.00
6020-00 Mulch	1,540.00	541.67	(998.33)	2,340.00	1,625.01	(714.99)	6,500.00
6030-00 Tree Trimming	-	891.67	891.67	12,000.00	2,675.01	(9,324.99)	10,700.00
6040-00 Common Area Maintenance	54.24	633.33	579.09	611.73	1,899.99	1,288.26	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
6050-00 Fertilization / Weed / Pest	778.00	625.00	(153.00)	778.00	1,875.00	1,097.00	7,500.00
6055-00 Fountain / Waterfall Repairs	58.66	500.00	441.34	1,026.00	1,500.00	474.00	6,000.00
6060-00 Irrigation	498.42	850.00	351.58	1,475.03	2,550.00	1,074.97	10,200.00
6070-00 Plants / Flowers	107.07	625.00	517.93	491.90	1,875.00	1,383.10	7,500.00
6080-00 Signage	-	520.83	520.83	-	1,562.49	1,562.49	6,250.00
6090-00 Lake / Pond	953.88	604.17	(349.71)	2,011.69	1,812.51	(199.18)	7,250.00
Total LANDSCAPE	\$6,615.77	\$11,179.17	\$4,563.40	\$30,560.85	\$33,537.51	\$2,976.66	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	-	333.33	333.33	36.06	999.99	963.93	4,000.00
6320-00 Building Plumbing	-	125.00	125.00	440.00	375.00	(65.00)	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	750.00	750.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	500.01	500.01	2,000.00
6340-00 Pest Control	1,082.00	83.33	(998.67)	1,082.00	249.99	(832.01)	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	125.01	125.01	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	249.99	249.99	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	249.99	249.99	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	500.01	500.01	2,000.00
6390-00 Clubhouse Maintenance	6,102.58	593.17	(5,509.41)	7,197.19	1,779.51	(5,417.68)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	500.01	376.60	2,000.00
Total BUILDING EXPENSES	\$7,184.58	\$2,093.17	(\$5,091.41)	\$8,878.66	\$6,279.51	(\$2,599.15)	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	2,400.00	2,250.00	(150.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	-	275.01	275.01	1,100.00
6510-00 Pool Repairs & Maintenance	640.00	91.67	(548.33)	640.00	275.01	(364.99)	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	75.00	75.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	249.99	249.99	1,000.00
6540-00 Security System	-	166.67	166.67	-	500.01	500.01	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	2,250.00	1,833.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	150.00	150.00	600.00
Total RECREATIONAL EXPENSES	\$1,440.00	\$2,008.34	\$568.34	\$3,456.84	\$6,025.02	\$2,568.18	\$24,100.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 03/01/2023 to 03/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUNDING							
7010-00 Clubhouse	\$-	\$483.33	\$483.33	\$1,450.00	\$1,449.99	(\$0.01)	\$5,800.00
7030-00 Dock	-	633.33	633.33	1,900.00	1,899.99	(0.01)	7,600.00
7040-00 Landscape	-	316.67	316.67	950.00	950.01	0.01	3,800.00
7050-00 Pool	-	250.00	250.00	750.00	750.00	-	3,000.00
7070-00 Road Reserve Expense	-	340.00	340.00	1,020.00	1,020.00	-	4,080.00
7080-00 Park / Sports Complex	-	250.00	250.00	750.00	750.00	-	3,000.00
7085-00 Storage Lot Expense	-	750.00	750.00	2,250.00	2,250.00	-	9,000.00
7090-00 Reserve Interest	32.00	-	(32.00)	196.30	-	(196.30)	-
Total RESERVE FUNDING	<u>\$32.00</u>	<u>\$3,023.33</u>	<u>\$2,991.33</u>	<u>\$9,266.30</u>	<u>\$9,069.99</u>	<u>(\$196.31)</u>	<u>\$36,280.00</u>
Total OPERATING EXPENSE	\$25,517.35	\$30,284.65	\$4,767.30	\$84,565.43	\$90,853.95	\$6,288.52	\$363,416.00
Net Income:	<u>(\$23,601.39)</u>	<u>\$0.02</u>	<u>(\$23,601.41)</u>	<u>(\$11,867.49)</u>	<u>\$0.06</u>	<u>(\$11,867.55)</u>	<u>\$0.00</u>