



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 05/01/2023 to 05/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$29,075.67	\$29,194.67	(\$119.00)	\$146,092.33	\$145,973.35	\$118.98	\$350,336.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	2,040.00	1,700.00	340.00	4,080.00
4011-00 Capital Contribution	159.00	-	159.00	1,272.00	-	1,272.00	-
4012-00 Clubhouse Rental	250.00	-	250.00	700.00	-	700.00	-
4025-00 Interest Charges - Owners	152.13	-	152.13	650.80	-	650.80	-
4040-00 Violation Fees	-	-	-	1,000.00	-	1,000.00	-
4050-00 NSF Fee Income	6.00	-	6.00	6.00	-	6.00	-
4055-00 Wimmer Collection Fee	425.00	-	425.00	450.00	-	450.00	-
Income							
4060-00 Pool & Boat Key	225.00	750.00	(525.00)	725.00	3,750.00	(3,025.00)	9,000.00
4080-00 Storage Fees	-	-	-	10,400.00	-	10,400.00	-
4090-00 Interest - Operating	1.77	-	1.77	7.05	-	7.05	-
4095-00 Interest - Reserve	39.43	-	39.43	264.97	-	264.97	-
Total INCOME	\$30,334.00	\$30,284.67	\$49.33	\$163,608.15	\$151,423.35	\$12,184.80	\$363,416.00
Total OPERATING INCOME	\$30,334.00	\$30,284.67	\$49.33	\$163,608.15	\$151,423.35	\$12,184.80	\$363,416.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	7,440.00	7,500.00	60.00	18,000.00
5002-00 Onsite staffing - Office	1,540.00	1,544.33	4.33	7,964.00	7,721.65	(242.35)	18,532.00
5003-00 Onsite staffing - Maintenance	1,920.00	2,103.00	183.00	11,160.00	10,515.00	(645.00)	25,236.00
5010-00 Office Expense & Supplies	195.42	183.33	(12.09)	616.03	916.65	300.62	2,200.00
5020-00 Postage	72.45	250.00	177.55	951.01	1,250.00	298.99	3,000.00
5025-00 License / Permits / Fees	250.00	50.00	(200.00)	311.25	250.00	(61.25)	600.00
5030-00 Accounting	-	150.00	150.00	-	750.00	750.00	1,800.00
5040-00 Community Events	-	50.00	50.00	-	250.00	250.00	600.00
5050-00 Insurance	2,149.72	2,083.33	(66.39)	10,683.98	10,416.65	(267.33)	25,000.00
5060-00 Legal	1,100.00	833.33	(266.67)	3,187.50	4,166.65	979.15	10,000.00
5070-00 Bank Service Charge	6.00	20.83	14.83	6.00	104.15	98.15	250.00
5080-00 Bad Debt	-	270.83	270.83	-	1,354.15	1,354.15	3,250.00
5085-00 Website Maintenance	101.08	100.00	(1.08)	505.40	500.00	(5.40)	1,200.00
5090-00 Reserve Study	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$8,822.67	\$9,388.98	\$566.31	\$42,825.17	\$46,944.90	\$4,119.73	\$112,668.00
UTILITIES							
5500-00 Electricity	1,768.38	1,900.00	131.62	8,963.21	9,500.00	536.79	22,800.00
5510-00 Water & Sewer	353.13	408.33	55.20	2,128.21	2,041.65	(86.56)	4,900.00
5520-00 Internet & Phone Service	265.22	283.33	18.11	1,327.32	1,416.65	89.33	3,400.00
Total UTILITIES	\$2,386.73	\$2,591.66	\$204.93	\$12,418.74	\$12,958.30	\$539.56	\$31,100.00



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From 05/01/2023 to 05/31/2023

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	\$13,127.50	\$15,166.65	\$2,039.15	\$36,400.00
6010-00 Cleanup	-	854.17	854.17	1,950.00	4,270.85	2,320.85	10,250.00
6020-00 Mulch	-	541.67	541.67	2,340.00	2,708.35	368.35	6,500.00
6030-00 Tree Trimming	-	891.67	891.67	12,000.00	4,458.35	(7,541.65)	10,700.00
6040-00 Common Area Maintenance	-	633.33	633.33	654.02	3,166.65	2,512.63	7,600.00
6045-00 Dock Repair & Maintenance	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	3,750.00	3,750.00	9,000.00
6048-00 Fence Repair	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
6050-00 Fertilization / Weed / Pest	1,082.00	625.00	(457.00)	2,942.00	3,125.00	183.00	7,500.00
6055-00 Fountain / Waterfall Repairs	12,477.15	500.00	(11,977.15)	13,679.15	2,500.00	(11,179.15)	6,000.00
6060-00 Irrigation	-	850.00	850.00	1,475.03	4,250.00	2,774.97	10,200.00
6070-00 Plants / Flowers	-	625.00	625.00	3,031.73	3,125.00	93.27	7,500.00
6080-00 Signage	-	520.83	520.83	-	2,604.15	2,604.15	6,250.00
6090-00 Lake / Pond	528.83	604.17	75.34	3,069.40	3,020.85	(48.55)	7,250.00
Total LANDSCAPE	\$16,713.48	\$11,179.17	(\$5,534.31)	\$54,268.83	\$55,895.85	\$1,627.02	\$134,150.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	-	333.33	333.33	36.06	1,666.65	1,630.59	4,000.00
6320-00 Building Plumbing	-	125.00	125.00	440.00	625.00	185.00	1,500.00
6325-00 Building Electrical	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
6330-00 Alarm System	-	166.67	166.67	-	833.35	833.35	2,000.00
6340-00 Pest Control	-	83.33	83.33	-	416.65	416.65	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	208.35	208.35	500.00
6375-00 Equipment Rental & Repairs	-	83.33	83.33	-	416.65	416.65	1,000.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	416.65	416.65	1,000.00
6385-00 Shed Maintenance	-	166.67	166.67	-	833.35	833.35	2,000.00
6390-00 Clubhouse Maintenance	6,756.01	593.17	(6,162.84)	14,237.26	2,965.85	(11,271.41)	7,118.00
6395-00 Misc. Bldg Expense / Inventory	-	166.67	166.67	123.41	833.35	709.94	2,000.00
Total BUILDING EXPENSES	\$6,756.01	\$2,093.17	(\$4,662.84)	\$14,836.73	\$10,465.85	(\$4,370.88)	\$25,118.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	750.00	(50.00)	4,000.00	3,750.00	(250.00)	9,000.00
6505-00 Pool Chemicals / Supplies	-	91.67	91.67	640.00	458.35	(181.65)	1,100.00
6510-00 Pool Repairs & Maintenance	-	91.67	91.67	-	458.35	458.35	1,100.00
6520-00 Pool Permit	-	25.00	25.00	-	125.00	125.00	300.00
6530-00 Sports Complex	-	83.33	83.33	-	416.65	416.65	1,000.00
6540-00 Security System	-	166.67	166.67	-	833.35	833.35	2,000.00
6555-00 Miscellaneous	-	750.00	750.00	416.84	3,750.00	3,333.16	9,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	250.00	250.00	600.00
Total RECREATIONAL EXPENSES	\$800.00	\$2,008.34	\$1,208.34	\$5,056.84	\$10,041.70	\$4,984.86	\$24,100.00



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From 05/01/2023 to 05/31/2023

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	\$2,900.00	\$2,416.65	(\$483.35)	\$5,800.00
7030-00 Dock	-	633.33	633.33	3,800.00	3,166.65	(633.35)	7,600.00
7040-00 Landscape	-	316.67	316.67	1,900.00	1,583.35	(316.65)	3,800.00
7050-00 Pool	-	250.00	250.00	1,500.00	1,250.00	(250.00)	3,000.00
7070-00 Road Reserve Expense	-	340.00	340.00	2,040.00	1,700.00	(340.00)	4,080.00
7080-00 Park / Sports Complex	-	250.00	250.00	1,500.00	1,250.00	(250.00)	3,000.00
7085-00 Storage Lot Expense	-	750.00	750.00	4,500.00	3,750.00	(750.00)	9,000.00
7090-00 Reserve Interest	39.43	-	(39.43)	264.97	-	(264.97)	-
<b>Total RESERVE FUNDING</b>	<b>\$39.43</b>	<b>\$3,023.33</b>	<b>\$2,983.90</b>	<b>\$18,404.97</b>	<b>\$15,116.65</b>	<b>(\$3,288.32)</b>	<b>\$36,280.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$35,518.32</b>	<b>\$30,284.65</b>	<b>(\$5,233.67)</b>	<b>\$147,811.28</b>	<b>\$151,423.25</b>	<b>\$3,611.97</b>	<b>\$363,416.00</b>
<b>Net Income:</b>	<b>(\$5,184.32)</b>	<b>\$0.02</b>	<b>(\$5,184.34)</b>	<b>\$15,796.87</b>	<b>\$0.10</b>	<b>\$15,796.77</b>	<b>\$0.00</b>