



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 07/01/2022 to 07/31/2022

|                                       | Current Period |             |            | Year-to-date |              |              | Annual       |
|---------------------------------------|----------------|-------------|------------|--------------|--------------|--------------|--------------|
| Description                           | Actual         | Budget      | Variance   | Actual       | Budget       | Variance     | Budget       |
| OPERATING INCOME                      |                |             |            |              |              |              |              |
| INCOME                                |                |             |            |              |              |              |              |
| 4000-00 Assessments                   | \$27,780.00    | \$26,986.67 | \$793.33   | \$190,097.14 | \$188,906.69 | \$1,190.45   | \$323,840.00 |
| 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          | 735.00         | -           | 735.00     | 2,646.00     | -            | 2,646.00     | -            |
| 4012-00 Clubhouse Rental              | 75.00          | -           | 75.00      | 750.00       | -            | 750.00       | -            |
| 4025-00 Interest Charges - Owners     | 337.70         | -           | 337.70     | 2,307.84     | -            | 2,307.84     | -            |
| 4030-00 Legal Fees - Owner            | -              | -           | -          | 187.50       | -            | 187.50       | -            |
| 4040-00 Violation Fees                | -              | -           | -          | (1,300.00)   | -            | (1,300.00)   | -            |
| 4050-00 NSF Fee Income                | -              | -           | -          | 12.00        | -            | 12.00        | -            |
| 4060-00 Pool & Boat Key               | 375.00         | -           | 375.00     | 825.00       | -            | 825.00       | -            |
| 4080-00 Storage Fees                  | -              | 475.00      | (475.00)   | 5,100.00     | 3,325.00     | 1,775.00     | 5,700.00     |
| 4090-00 Interest - Operating          | 2.48           | -           | 2.48       | 17.45        | -            | 17.45        | -            |
| 4095-00 Interest - Reserve            | 20.24          | -           | 20.24      | 135.90       | -            | 135.90       | -            |
| Total INCOME                          | \$30,345.42    | \$27,801.67 | \$2,543.75 | \$203,838.83 | \$194,611.69 | \$9,227.14   | \$333,620.00 |
| Total OPERATING INCOME                | \$30,345.42    | \$27,801.67 | \$2,543.75 | \$203,838.83 | \$194,611.69 | \$9,227.14   | \$333,620.00 |
| 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      | 660.00         | 1,267.50    | 607.50     | 7,756.83     | 8,872.50     | 1,115.67     | 15,210.00    |
| 5003-00 Onsite staffing - Maintenance | 1,136.00       | 1,943.50    | 807.50     | 12,686.22    | 13,604.50    | 918.28       | 23,322.00    |
| 5010-00 Office Expense & Supplies     | 40.00          | 166.67      | 126.67     | 1,588.16     | 1,166.69     | (421.47)     | 2,000.00     |
| 5020-00 Postage                       | 48.28          | 233.33      | 185.05     | 1,133.18     | 1,633.31     | 500.13       | 2,800.00     |
| 5025-00 License / Permits / Fees      | -              | 41.67       | 41.67      | 311.25       | 291.69       | (19.56)      | 500.00       |
| 5030-00 Accounting                    | -              | 150.00      | 150.00     | 1,500.00     | 1,050.00     | (450.00)     | 1,800.00     |
| 5040-00 Community Events              | -              | 41.67       | 41.67      | -            | 291.69       | 291.69       | 500.00       |
| 5050-00 Insurance                     | 1,772.59       | 1,916.67    | 144.08     | 12,892.62    | 13,416.69    | 524.07       | 23,000.00    |
| 5060-00 Legal                         | 1,035.00       | 858.33      | (176.67)   | 4,930.80     | 6,008.31     | 1,077.51     | 10,300.00    |
| 5070-00 Bank Service Charge           | -              | 18.75       | 18.75      | 12.00        | 131.25       | 119.25       | 225.00       |
| 5080-00 Bad Debt                      | -              | 250.00      | 250.00     | -            | 1,750.00     | 1,750.00     | 3,000.00     |
| 5085-00 Website Maintenance           | 1,290.00       | 66.67       | (1,223.33) | 2,495.19     | 466.69       | (2,028.50)   | 800.00       |
| 5090-00 Reserve Study                 | -              | 250.00      | 250.00     | -            | 1,750.00     | 1,750.00     | 3,000.00     |
| Total ADMINISTRATIVE EXPENSES         | \$7,469.87     | \$8,704.76  | \$1,234.89 | \$55,722.25  | \$60,933.32  | \$5,211.07   | \$104,457.00 |
| UTILITIES                             |                |             |            |              |              |              |              |
| 5500-00 Electricity                   | 1,898.93       | 1,250.00    | (648.93)   | 11,246.51    | 8,750.00     | (2,496.51)   | 15,000.00    |
| 5510-00 Water & Sewer                 | 360.90         | 375.00      | 14.10      | 2,940.58     | 2,625.00     | (315.58)     | 4,500.00     |
| 5520-00 Internet & Phone Service      | 255.99         | 250.00      | (5.99)     | 1,779.96     | 1,750.00     | (29.96)      | 3,000.00     |
| Total UTILITIES                       | \$2,515.82     | \$1,875.00  | (\$640.82) | \$15,967.05  | \$13,125.00  | (\$2,842.05) | \$22,500.00  |



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From 07/01/2022 to 07/31/2022

| Description                            | Current Period |            |            | Year-to-date |             |               | Annual       |
|--|----------------|------------|------------|--------------|-------------|---------------|--------------|
|  | Actual         | Budget     | Variance   | Actual       | Budget      | Variance      | Budget       |
| LANDSCAPE                              |                |            |            |              |             |               |              |
| 6000-00 Lawn Mowing                    | \$2,625.50     | \$2,797.75 | \$172.25   | \$17,577.00  | \$19,584.25 | \$2,007.25    | \$33,573.00  |
| 6010-00 Cleanup                        | -              | 1,416.67   | 1,416.67   | 3,615.00     | 9,916.69    | 6,301.69      | 17,000.00    |
| 6020-00 Mulch                          | -              | 458.33     | 458.33     | 4,669.23     | 3,208.31    | (1,460.92)    | 5,500.00     |
| 6030-00 Tree Trimming                  | 5,000.00       | 625.00     | (4,375.00) | 10,000.00    | 4,375.00    | (5,625.00)    | 7,500.00     |
| 6040-00 Common Area Maintenance        | 1,226.97       | 583.33     | (643.64)   | 3,471.95     | 4,083.31    | 611.36        | 7,000.00     |
| 6045-00 Dock Repair & Maintenance      | -              | 300.00     | 300.00     | -            | 2,100.00    | 2,100.00      | 3,600.00     |
| 6046-00 RV / Boat Area                 | -              | 250.00     | 250.00     | 245.00       | 1,750.00    | 1,505.00      | 3,000.00     |
| 6048-00 Fence Repair                   | -              | 166.67     | 166.67     | 600.00       | 1,166.69    | 566.69        | 2,000.00     |
| 6050-00 Fertilization / Weed / Pest    | 778.00         | 437.50     | (340.50)   | 3,513.00     | 3,062.50    | (450.50)      | 5,250.00     |
| 6055-00 Fountain / Waterfall Repairs   | 176.00         | 250.00     | 74.00      | 1,867.00     | 1,750.00    | (117.00)      | 3,000.00     |
| 6060-00 Irrigation                     | 323.76         | 625.00     | 301.24     | 3,988.86     | 4,375.00    | 386.14        | 7,500.00     |
| 6070-00 Plants / Flowers               | -              | 583.33     | 583.33     | 1,838.46     | 4,083.31    | 2,244.85      | 7,000.00     |
| 6080-00 Signage                        | -              | 833.33     | 833.33     | 76.15        | 5,833.31    | 5,757.16      | 10,000.00    |
| 6085-00 Streetlight Addition           | -              | -          | -          | 4,554.85     | -           | (4,554.85)    | -            |
| 6090-00 Lake / Pond                    | 528.88         | 558.33     | 29.45      | 3,881.70     | 3,908.31    | 26.61         | 6,700.00     |
| Total LANDSCAPE                        | \$10,659.11    | \$9,885.24 | (\$773.87) | \$59,898.20  | \$69,196.68 | \$9,298.48    | \$118,623.00 |
| BUILDING EXPENSES                      |                |            |            |              |             |               |              |
| 6300-00 General Repairs & Maintenance  | -              | -          | -          | 1,558.18     | -           | (1,558.18)    | -            |
| 6305-00 Maintenance Supplies           | -              | 296.67     | 296.67     | 2,215.63     | 2,076.69    | (138.94)      | 3,560.00     |
| 6320-00 Building Plumbing              | -              | 83.33      | 83.33      | -            | 583.31      | 583.31        | 1,000.00     |
| 6325-00 Building Electrical            | -              | 166.67     | 166.67     | -            | 1,166.69    | 1,166.69      | 2,000.00     |
| 6330-00 Alarm System                   | -              | 50.00      | 50.00      | -            | 350.00      | 350.00        | 600.00       |
| 6340-00 Pest Control                   | -              | 41.67      | 41.67      | -            | 291.69      | 291.69        | 500.00       |
| 6345-00 Termite Bond                   | -              | 25.00      | 25.00      | -            | 175.00      | 175.00        | 300.00       |
| 6375-00 Equipment Rental & Repairs     | -              | 12.50      | 12.50      | 50.00        | 87.50       | 37.50         | 150.00       |
| 6380-00 Parking Lot R & M              | -              | 125.00     | 125.00     | -            | 875.00      | 875.00        | 1,500.00     |
| 6385-00 Shed Maintenance               | -              | 41.67      | 41.67      | -            | 291.69      | 291.69        | 500.00       |
| 6390-00 Clubhouse Maintenance          | 83.99          | 250.00     | 166.01     | 1,588.92     | 1,750.00    | 161.08        | 3,000.00     |
| 6395-00 Misc. Bldg Expense / Inventory | -              | 171.67     | 171.67     | 196.24       | 1,201.69    | 1,005.45      | 2,060.00     |
| Total BUILDING EXPENSES                | \$83.99        | \$1,264.18 | \$1,180.19 | \$5,608.97   | \$8,849.26  | \$3,240.29    | \$15,170.00  |
| RECREATIONAL EXPENSES                  |                |            |            |              |             |               |              |
| 6500-00 Pool Contract                  | 800.00         | 708.33     | (91.67)    | 3,020.00     | 4,958.31    | 1,938.31      | 8,500.00     |
| 6505-00 Pool Chemicals / Supplies      | -              | 83.33      | 83.33      | 300.00       | 583.31      | 283.31        | 1,000.00     |
| 6510-00 Pool Repairs & Maintenance     | 20.00          | 83.33      | 63.33      | 565.89       | 583.31      | 17.42         | 1,000.00     |
| 6515-00 Pool Refurbishment             | -              | -          | -          | 65,808.43    | -           | (65,808.43)   | -            |
| 6520-00 Pool Permit                    | -              | 20.83      | 20.83      | -            | 145.81      | 145.81        | 250.00       |
| 6530-00 Sports Complex                 | -              | 83.33      | 83.33      | 726.01       | 583.31      | (142.70)      | 1,000.00     |
| 6540-00 Security System                | -              | 833.33     | 833.33     | 292.60       | 5,833.31    | 5,540.71      | 10,000.00    |
| 6550-00 Golf Cart Maintenance          | -              | 66.67      | 66.67      | 58.55        | 466.69      | 408.14        | 800.00       |
| 6560-00 Playground Maintenance         | -              | 41.67      | 41.67      | -            | 291.69      | 291.69        | 500.00       |
| Total RECREATIONAL EXPENSES            | \$820.00       | \$1,920.82 | \$1,100.82 | \$70,771.48  | \$13,445.74 | (\$57,325.74) | \$23,050.00  |



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 07/01/2022 to 07/31/2022

| Description                    | Current Period      |                    |                     | Year-to-date         |                     |                      | Annual Budget       |
|--------------------------------|---------------------|--------------------|---------------------|----------------------|---------------------|----------------------|---------------------|
|                                | Actual              | Budget             | Variance            | Actual               | Budget              | Variance             |                     |
| <b>RESERVE FUNDING</b>         |                     |                    |                     |                      |                     |                      |                     |
| 7010-00 Clubhouse              | \$1,450.00          | \$483.33           | (\$966.67)          | \$4,350.00           | \$3,383.31          | (\$966.69)           | \$5,800.00          |
| 7020-00 Contingency            | 2,335.00            | 778.33             | (1,556.67)          | 7,005.00             | 5,448.31            | (1,556.69)           | 9,340.00            |
| 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                   | 2,400.00            | 800.00             | (1,600.00)          | 7,200.00             | 5,600.00            | (1,600.00)           | 9,600.00            |
| 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  | 2,400.00            | 800.00             | (1,600.00)          | 7,200.00             | 5,600.00            | (1,600.00)           | 9,600.00            |
| 7090-00 Reserve Interest       | 20.24               | -                  | (20.24)             | 135.90               | -                   | (135.90)             | -                   |
| <b>Total RESERVE FUNDING</b>   | <b>\$12,475.24</b>  | <b>\$4,151.66</b>  | <b>(\$8,323.58)</b> | <b>\$37,500.90</b>   | <b>\$29,061.62</b>  | <b>(\$8,439.28)</b>  | <b>\$49,820.00</b>  |
| <b>Total OPERATING EXPENSE</b> | <b>\$34,024.03</b>  | <b>\$27,801.66</b> | <b>(\$6,222.37)</b> | <b>\$245,468.85</b>  | <b>\$194,611.62</b> | <b>(\$50,857.23)</b> | <b>\$333,620.00</b> |
| <b>Net Income:</b>             | <b>(\$3,678.61)</b> | <b>\$0.01</b>      | <b>(\$3,678.62)</b> | <b>(\$41,630.02)</b> | <b>\$0.07</b>       | <b>(\$41,630.09)</b> | <b>\$0.00</b>       |