



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 06/01/2022 to 06/30/2022

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$27,866.66	\$26,986.67	\$879.99	\$162,317.14	\$161,920.02	\$397.12	\$323,840.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	2,040.00	2,040.00	-	4,080.00
4011-00 Capital Contribution	588.00	-	588.00	1,911.00	-	1,911.00	-
4012-00 Clubhouse Rental	-	-	-	675.00	-	675.00	-
4025-00 Interest Charges - Owners	92.91	-	92.91	1,970.14	-	1,970.14	-
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	100.00	-	100.00	450.00	-	450.00	-
4080-00 Storage Fees	-	475.00	(475.00)	5,100.00	2,850.00	2,250.00	5,700.00
4090-00 Interest - Operating	2.28	-	2.28	14.97	-	14.97	-
4095-00 Interest - Reserve	19.67	-	19.67	115.66	-	115.66	-
Total INCOME	\$28,669.52	\$27,801.67	\$867.85	\$173,493.41	\$166,810.02	\$6,683.39	\$333,620.00
Total OPERATING INCOME	\$28,669.52	\$27,801.67	\$867.85	\$173,493.41	\$166,810.02	\$6,683.39	\$333,620.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	8,928.00	9,000.00	72.00	18,000.00
5002-00 Onsite staffing - Office	1,500.00	1,267.50	(232.50)	7,096.83	7,605.00	508.17	15,210.00
5003-00 Onsite staffing - Maintenance	3,280.00	1,943.50	(1,336.50)	11,550.22	11,661.00	110.78	23,322.00
5010-00 Office Expense & Supplies	125.00	166.67	41.67	1,548.16	1,000.02	(548.14)	2,000.00
5020-00 Postage	38.22	233.33	195.11	1,084.90	1,399.98	315.08	2,800.00
5025-00 License / Permits / Fees	250.00	41.67	(208.33)	311.25	250.02	(61.23)	500.00
5030-00 Accounting	-	150.00	150.00	1,500.00	900.00	(600.00)	1,800.00
5040-00 Community Events	-	41.67	41.67	-	250.02	250.02	500.00
5050-00 Insurance	1,722.67	1,916.67	194.00	11,120.03	11,500.02	379.99	23,000.00
5060-00 Legal	1,722.50	858.33	(864.17)	3,895.80	5,149.98	1,254.18	10,300.00
5070-00 Bank Service Charge	-	18.75	18.75	12.00	112.50	100.50	225.00
5080-00 Bad Debt	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
5085-00 Website Maintenance	-	66.67	66.67	1,205.19	400.02	(805.17)	800.00
5090-00 Reserve Study	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$10,126.39	\$8,704.76	(\$1,421.63)	\$48,252.38	\$52,228.56	\$3,976.18	\$104,457.00
UTILITIES							
5500-00 Electricity	1,727.83	1,250.00	(477.83)	9,347.58	7,500.00	(1,847.58)	15,000.00
5510-00 Water & Sewer	386.10	375.00	(11.10)	2,579.68	2,250.00	(329.68)	4,500.00
5520-00 Internet & Phone Service	258.69	250.00	(8.69)	1,523.97	1,500.00	(23.97)	3,000.00
Total UTILITIES	\$2,372.62	\$1,875.00	(\$497.62)	\$13,451.23	\$11,250.00	(\$2,201.23)	\$22,500.00



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Description	Current Period			Year-to-date			Annual
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LANDSCAPE							
6000-00 Lawn Mowing	\$2,625.50	\$2,797.75	\$172.25	\$14,951.50	\$16,786.50	\$1,835.00	\$33,573.00
6010-00 Cleanup	-	1,416.67	1,416.67	3,615.00	8,500.02	4,885.02	17,000.00
6020-00 Mulch	-	458.33	458.33	4,669.23	2,749.98	(1,919.25)	5,500.00
6030-00 Tree Trimming	-	625.00	625.00	5,000.00	3,750.00	(1,250.00)	7,500.00
6040-00 Common Area Maintenance	-	583.33	583.33	2,244.98	3,499.98	1,255.00	7,000.00
6045-00 Dock Repair & Maintenance	-	300.00	300.00	-	1,800.00	1,800.00	3,600.00
6046-00 RV / Boat Area	-	250.00	250.00	245.00	1,500.00	1,255.00	3,000.00
6048-00 Fence Repair	-	166.67	166.67	600.00	1,000.02	400.02	2,000.00
6050-00 Fertilization / Weed / Pest	425.00	437.50	12.50	2,735.00	2,625.00	(110.00)	5,250.00
6055-00 Fountain / Waterfall Repairs	-	250.00	250.00	1,691.00	1,500.00	(191.00)	3,000.00
6060-00 Irrigation	184.25	625.00	440.75	3,665.10	3,750.00	84.90	7,500.00
6070-00 Plants / Flowers	-	583.33	583.33	1,838.46	3,499.98	1,661.52	7,000.00
6080-00 Signage	-	833.33	833.33	76.15	4,999.98	4,923.83	10,000.00
6085-00 Streetlight Addition	-	-	-	4,554.85	-	(4,554.85)	-
6090-00 Lake / Pond	528.88	558.33	29.45	3,352.82	3,349.98	(2.84)	6,700.00
Total LANDSCAPE	\$3,763.63	\$9,885.24	\$6,121.61	\$49,239.09	\$59,311.44	\$10,072.35	\$118,623.00
BUILDING EXPENSES							
6300-00 General Repairs & Maintenance	-	-	-	1,558.18	-	(1,558.18)	-
6305-00 Maintenance Supplies	505.54	296.67	(208.87)	2,215.63	1,780.02	(435.61)	3,560.00
6320-00 Building Plumbing	-	83.33	83.33	-	499.98	499.98	1,000.00
6325-00 Building Electrical	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6330-00 Alarm System	-	50.00	50.00	-	300.00	300.00	600.00
6340-00 Pest Control	-	41.67	41.67	-	250.02	250.02	500.00
6345-00 Termite Bond	-	25.00	25.00	-	150.00	150.00	300.00
6375-00 Equipment Rental & Repairs	-	12.50	12.50	50.00	75.00	25.00	150.00
6380-00 Parking Lot R & M	-	125.00	125.00	-	750.00	750.00	1,500.00
6385-00 Shed Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
6390-00 Clubhouse Maintenance	-	250.00	250.00	1,504.93	1,500.00	(4.93)	3,000.00
6395-00 Misc. Bldg Expense / Inventory	-	171.67	171.67	196.24	1,030.02	833.78	2,060.00
Total BUILDING EXPENSES	\$505.54	\$1,264.18	\$758.64	\$5,524.98	\$7,585.08	\$2,060.10	\$15,170.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	708.33	(91.67)	2,220.00	4,249.98	2,029.98	8,500.00
6505-00 Pool Chemicals / Supplies	-	83.33	83.33	300.00	499.98	199.98	1,000.00
6510-00 Pool Repairs & Maintenance	-	83.33	83.33	545.89	499.98	(45.91)	1,000.00
6515-00 Pool Refurbishment	-	-	-	65,808.43	-	(65,808.43)	-
6520-00 Pool Permit	-	20.83	20.83	-	124.98	124.98	250.00
6530-00 Sports Complex	-	83.33	83.33	726.01	499.98	(226.03)	1,000.00
6540-00 Security System	292.60	833.33	540.73	292.60	4,999.98	4,707.38	10,000.00
6550-00 Golf Cart Maintenance	58.55	66.67	8.12	58.55	400.02	341.47	800.00
6560-00 Playground Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
Total RECREATIONAL EXPENSES	\$1,151.15	\$1,920.82	\$769.67	\$69,951.48	\$11,524.92	(\$58,426.56)	\$23,050.00



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Description	Current Period			Year-to-date			Annual
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RESERVE FUNDING							
7010-00 Clubhouse	\$-	\$483.33	\$483.33	\$2,900.00	\$2,899.98	(\$0.02)	\$5,800.00
7020-00 Contingency	-	778.33	778.33	4,670.00	4,669.98	(0.02)	9,340.00
7030-00 Dock	-	633.33	633.33	3,800.00	3,799.98	(0.02)	7,600.00
7040-00 Landscape	-	316.67	316.67	1,900.00	1,900.02	0.02	3,800.00
7050-00 Pool	-	800.00	800.00	4,800.00	4,800.00	-	9,600.00
7070-00 Road Reserve Expense	-	340.00	340.00	2,040.00	2,040.00	-	4,080.00
7080-00 Park / Sports Complex	-	800.00	800.00	4,800.00	4,800.00	-	9,600.00
7090-00 Reserve Interest	19.67	-	(19.67)	115.66	-	(115.66)	-
Total RESERVE FUNDING	\$19.67	\$4,151.66	\$4,131.99	\$25,025.66	\$24,909.96	(\$115.70)	\$49,820.00
Total OPERATING EXPENSE	\$17,939.00	\$27,801.66	\$9,862.66	\$211,444.82	\$166,809.96	(\$44,634.86)	\$333,620.00
Net Income:	\$10,730.52	\$0.01	\$10,730.51	(\$37,951.41)	\$0.06	(\$37,951.47)	\$0.00