



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 10/01/2022 to 10/31/2022

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$26,986.67	\$26,986.67	\$-	\$271,057.14	\$269,866.70	\$1,190.44	\$323,840.00
4010-00 Roadway Special Assessment	1,020.00	340.00	680.00	4,080.00	3,400.00	680.00	4,080.00
4011-00 Capital Contribution	441.00	-	441.00	3,822.00	-	3,822.00	-
4012-00 Clubhouse Rental	75.00	-	75.00	825.00	-	825.00	-
4025-00 Interest Charges - Owners	425.21	-	425.21	2,901.75	-	2,901.75	-
4026-00 Certified Mail Fee	195.00	-	195.00	390.00	-	390.00	-
4030-00 Legal Fees - Owner	-	-	-	637.50	-	637.50	-
4040-00 Violation Fees	100.00	-	100.00	(1,100.00)	-	(1,100.00)	-
4050-00 NSF Fee Income	-	-	-	18.00	-	18.00	-
4060-00 Pool & Boat Key	75.00	-	75.00	1,000.00	-	1,000.00	-
4080-00 Storage Fees	-	475.00	(475.00)	5,200.00	4,750.00	450.00	5,700.00
4090-00 Interest - Operating	1.65	-	1.65	24.00	-	24.00	-
4095-00 Interest - Reserve	40.43	-	40.43	235.85	-	235.85	-
Total INCOME	\$29,359.96	\$27,801.67	\$1,558.29	\$289,091.24	\$278,016.70	\$11,074.54	\$333,620.00
Total OPERATING INCOME	\$29,359.96	\$27,801.67	\$1,558.29	\$289,091.24	\$278,016.70	\$11,074.54	\$333,620.00
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	1,980.00	1,267.50	(712.50)	13,036.83	12,675.00	(361.83)	15,210.00
5003-00 Onsite staffing - Maintenance	2,928.00	1,943.50	(984.50)	20,414.22	19,435.00	(979.22)	23,322.00
5010-00 Office Expense & Supplies	40.00	166.67	126.67	1,765.53	1,666.70	(98.83)	2,000.00
5020-00 Postage	78.00	233.33	155.33	1,358.84	2,333.30	974.46	2,800.00
5025-00 License / Permits / Fees	-	41.67	41.67	311.25	416.70	105.45	500.00
5030-00 Accounting	-	150.00	150.00	1,500.00	1,500.00	-	1,800.00
5040-00 Community Events	-	41.67	41.67	-	416.70	416.70	500.00
5050-00 Insurance	2,472.36	1,916.67	(555.69)	19,228.66	19,166.70	(61.96)	23,000.00
5060-00 Legal	1,317.50	858.33	(459.17)	6,393.30	8,583.30	2,190.00	10,300.00
5070-00 Bank Service Charge	-	18.75	18.75	18.00	187.50	169.50	225.00
5080-00 Bad Debt	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
5085-00 Website Maintenance	140.17	66.67	(73.50)	2,755.36	666.70	(2,088.66)	800.00
5090-00 Reserve Study	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$10,444.03	\$8,704.76	(\$1,739.27)	\$81,661.99	\$87,047.60	\$5,385.61	\$104,457.00
UTILITIES							
5500-00 Electricity	1,713.38	1,250.00	(463.38)	16,552.45	12,500.00	(4,052.45)	15,000.00
5510-00 Water & Sewer	347.35	375.00	27.65	3,988.13	3,750.00	(238.13)	4,500.00
5520-00 Internet & Phone Service	255.49	250.00	(5.49)	2,547.43	2,500.00	(47.43)	3,000.00
Total UTILITIES	\$2,316.22	\$1,875.00	(\$441.22)	\$23,088.01	\$18,750.00	(\$4,338.01)	\$22,500.00



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From 10/01/2022 to 10/31/2022

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	\$25,453.50	\$27,977.50	\$2,524.00	\$33,573.00
6010-00 Cleanup	20,000.00	1,416.67	(18,583.33)	23,615.00	14,166.70	(9,448.30)	17,000.00
6020-00 Mulch	-	458.33	458.33	4,669.23	4,583.30	(85.93)	5,500.00
6030-00 Tree Trimming	-	625.00	625.00	10,000.00	6,250.00	(3,750.00)	7,500.00
6040-00 Common Area Maintenance	-	583.33	583.33	4,151.95	5,833.30	1,681.35	7,000.00
6045-00 Dock Repair & Maintenance	-	300.00	300.00	-	3,000.00	3,000.00	3,600.00
6046-00 RV / Boat Area	2,500.00	250.00	(2,250.00)	2,745.00	2,500.00	(245.00)	3,000.00
6048-00 Fence Repair	-	166.67	166.67	600.00	1,666.70	1,066.70	2,000.00
6050-00 Fertilization / Weed / Pest	-	437.50	437.50	4,291.00	4,375.00	84.00	5,250.00
6055-00 Fountain / Waterfall Repairs	176.00	250.00	74.00	2,043.00	2,500.00	457.00	3,000.00
6060-00 Irrigation	-	625.00	625.00	4,809.98	6,250.00	1,440.02	7,500.00
6070-00 Plants / Flowers	-	583.33	583.33	1,838.46	5,833.30	3,994.84	7,000.00
6080-00 Signage	-	833.33	833.33	76.15	8,333.30	8,257.15	10,000.00
6085-00 Streetlight Addition	-	-	-	4,554.85	-	(4,554.85)	-
6090-00 Lake / Pond	528.88	558.33	29.45	5,468.34	5,583.30	114.96	6,700.00
Total LANDSCAPE	\$25,830.38	\$9,885.24	(\$15,945.14)	\$94,316.46	\$98,852.40	\$4,535.94	\$118,623.00
BUILDING EXPENSES							
6300-00 General Repairs & Maintenance	-	-	-	1,558.18	-	(1,558.18)	-
6305-00 Maintenance Supplies	171.44	296.67	125.23	2,437.92	2,966.70	528.78	3,560.00
6320-00 Building Plumbing	-	83.33	83.33	-	833.30	833.30	1,000.00
6325-00 Building Electrical	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6330-00 Alarm System	-	50.00	50.00	-	500.00	500.00	600.00
6340-00 Pest Control	-	41.67	41.67	-	416.70	416.70	500.00
6345-00 Termite Bond	-	25.00	25.00	321.00	250.00	(71.00)	300.00
6375-00 Equipment Rental & Repairs	-	12.50	12.50	50.00	125.00	75.00	150.00
6380-00 Parking Lot R & M	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6385-00 Shed Maintenance	-	41.67	41.67	-	416.70	416.70	500.00
6390-00 Clubhouse Maintenance	5,650.00	250.00	(5,400.00)	33,662.25	2,500.00	(31,162.25)	3,000.00
6395-00 Misc. Bldg Expense / Inventory	-	171.67	171.67	196.24	1,716.70	1,520.46	2,060.00
Total BUILDING EXPENSES	\$5,821.44	\$1,264.18	(\$4,557.26)	\$38,225.59	\$12,641.80	(\$25,583.79)	\$15,170.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	708.33	(91.67)	5,420.00	7,083.30	1,663.30	8,500.00
6505-00 Pool Chemicals / Supplies	-	83.33	83.33	300.00	833.30	533.30	1,000.00
6510-00 Pool Repairs & Maintenance	150.00	83.33	(66.67)	715.89	833.30	117.41	1,000.00
6515-00 Pool Refurbishment	(225.00)	-	225.00	65,605.27	-	(65,605.27)	-
6520-00 Pool Permit	-	20.83	20.83	-	208.30	208.30	250.00
6530-00 Sports Complex	-	83.33	83.33	726.01	833.30	107.29	1,000.00
6540-00 Security System	-	833.33	833.33	292.60	8,333.30	8,040.70	10,000.00
6550-00 Golf Cart Maintenance	-	66.67	66.67	58.55	666.70	608.15	800.00
6560-00 Playground Maintenance	-	41.67	41.67	-	416.70	416.70	500.00
Total RECREATIONAL EXPENSES	\$725.00	\$1,920.82	\$1,195.82	\$73,118.32	\$19,208.20	(\$53,910.12)	\$23,050.00



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From 10/01/2022 to 10/31/2022

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)	\$5,800.00	\$4,833.30	(\$966.70)	\$5,800.00
7020-00 Contingency	2,335.00	778.33	(1,556.67)	9,340.00	7,783.30	(1,556.70)	9,340.00
7030-00 Dock	1,900.00	633.33	(1,266.67)	7,600.00	6,333.30	(1,266.70)	7,600.00
7040-00 Landscape	950.00	316.67	(633.33)	3,800.00	3,166.70	(633.30)	3,800.00
7050-00 Pool	2,400.00	800.00	(1,600.00)	9,600.00	8,000.00	(1,600.00)	9,600.00
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	2,400.00	800.00	(1,600.00)	9,600.00	8,000.00	(1,600.00)	9,600.00
7090-00 Reserve Interest	40.43	-	(40.43)	235.85	-	(235.85)	-
<b>Total RESERVE FUNDING</b>	<b>\$12,495.43</b>	<b>\$4,151.66</b>	<b>(\$8,343.77)</b>	<b>\$50,055.85</b>	<b>\$41,516.60</b>	<b>(\$8,539.25)</b>	<b>\$49,820.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$57,632.50</b>	<b>\$27,801.66</b>	<b>(\$29,830.84)</b>	<b>\$360,466.22</b>	<b>\$278,016.60</b>	<b>(\$82,449.62)</b>	<b>\$333,620.00</b>
<b>Net Income:</b>	<b>(\$28,272.54)</b>	<b>\$0.01</b>	<b>(\$28,272.55)</b>	<b>(\$71,374.98)</b>	<b>\$0.10</b>	<b>(\$71,375.08)</b>	<b>\$0.00</b>