



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 03/01/2022 to 03/31/2022

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$80,800.00	\$26,986.67	\$53,813.33	\$80,800.00	\$80,960.01	(\$160.01)	\$323,840.00
4010-00 Roadway Special Assessment	1,020.00	340.00	680.00	1,020.00	1,020.00	-	4,080.00
4011-00 Capital Contribution	1,029.00	-	1,029.00	1,029.00	-	1,029.00	-
4012-00 Clubhouse Rental	225.00	-	225.00	225.00	-	225.00	-
4025-00 Interest Charges - Owners	1,713.95	-	1,713.95	1,713.95	-	1,713.95	-
4030-00 Legal Fees - Owner	187.50	-	187.50	187.50	-	187.50	-
4040-00 Violation Fees	(1,300.00)	-	(1,300.00)	(1,300.00)	-	(1,300.00)	-
4060-00 Pool & Boat Key	125.00	-	125.00	125.00	-	125.00	-
4080-00 Storage Fees	5,100.00	475.00	4,625.00	5,100.00	1,425.00	3,675.00	5,700.00
4090-00 Interest - Operating	7.51	-	7.51	7.51	-	7.51	-
4095-00 Interest - Reserve	56.47	-	56.47	56.47	-	56.47	-
Total INCOME	\$88,964.43	\$27,801.67	\$61,162.76	\$88,964.43	\$83,405.01	\$5,559.42	\$333,620.00
Total OPERATING INCOME	\$88,964.43	\$27,801.67	\$61,162.76	\$88,964.43	\$83,405.01	\$5,559.42	\$333,620.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	4,464.00	1,500.00	(2,964.00)	4,464.00	4,500.00	36.00	18,000.00
5002-00 Onsite staffing - Office	3,236.83	1,267.50	(1,969.33)	3,236.83	3,802.50	565.67	15,210.00
5003-00 Onsite staffing - Maintenance	4,970.22	1,943.50	(3,026.72)	4,970.22	5,830.50	860.28	23,322.00
5010-00 Office Expense & Supplies	1,137.52	166.67	(970.85)	1,137.52	500.01	(637.51)	2,000.00
5020-00 Postage	361.24	233.33	(127.91)	361.24	699.99	338.75	2,800.00
5025-00 License / Permits / Fees	61.25	41.67	(19.58)	61.25	125.01	63.76	500.00
5030-00 Accounting	1,500.00	150.00	(1,350.00)	1,500.00	450.00	(1,050.00)	1,800.00
5040-00 Community Events	-	41.67	41.67	-	125.01	125.01	500.00
5050-00 Insurance	5,952.02	1,916.67	(4,035.35)	5,952.02	5,750.01	(202.01)	23,000.00
5060-00 Legal	250.00	858.33	608.33	250.00	2,574.99	2,324.99	10,300.00
5070-00 Bank Service Charge	-	18.75	18.75	-	56.25	56.25	225.00
5080-00 Bad Debt	-	250.00	250.00	-	750.00	750.00	3,000.00
5085-00 Website Maintenance	425.19	66.67	(358.52)	425.19	200.01	(225.18)	800.00
5090-00 Reserve Study	-	250.00	250.00	-	750.00	750.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$22,358.27	\$8,704.76	(\$13,653.51)	\$22,358.27	\$26,114.28	\$3,756.01	\$104,457.00
UTILITIES							
5500-00 Electricity	4,669.63	1,250.00	(3,419.63)	4,669.63	3,750.00	(919.63)	15,000.00
5510-00 Water & Sewer	659.63	375.00	(284.63)	659.63	1,125.00	465.37	4,500.00
5520-00 Internet & Phone Service	755.54	250.00	(505.54)	755.54	750.00	(5.54)	3,000.00
Total UTILITIES	\$6,084.80	\$1,875.00	(\$4,209.80)	\$6,084.80	\$5,625.00	(\$459.80)	\$22,500.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
LANDSCAPE							
6000-00 Lawn Mowing	\$7,275.00	\$2,797.75	(\$4,477.25)	\$7,275.00	\$8,393.25	\$1,118.25	\$33,573.00
6010-00 Cleanup	500.00	1,416.67	916.67	500.00	4,250.01	3,750.01	17,000.00
6020-00 Mulch	1,500.00	458.33	(1,041.67)	1,500.00	1,374.99	(125.01)	5,500.00
6030-00 Tree Trimming	2,900.00	625.00	(2,275.00)	2,900.00	1,875.00	(1,025.00)	7,500.00
6040-00 Common Area Maintenance	1,943.60	583.33	(1,360.27)	1,943.60	1,749.99	(193.61)	7,000.00
6045-00 Dock Repair & Maintenance	-	300.00	300.00	-	900.00	900.00	3,600.00
6046-00 RV / Boat Area	245.00	250.00	5.00	245.00	750.00	505.00	3,000.00
6048-00 Fence Repair	600.00	166.67	(433.33)	600.00	500.01	(99.99)	2,000.00
6050-00 Fertilization / Weed / Pest	1,532.00	437.50	(1,094.50)	1,532.00	1,312.50	(219.50)	5,250.00
6055-00 Fountain / Waterfall Repairs	515.00	250.00	(265.00)	515.00	750.00	235.00	3,000.00
6060-00 Irrigation	1,596.43	625.00	(971.43)	1,596.43	1,875.00	278.57	7,500.00
6070-00 Plants / Flowers	1,598.52	583.33	(1,015.19)	1,598.52	1,749.99	151.47	7,000.00
6080-00 Signage	76.15	833.33	757.18	76.15	2,499.99	2,423.84	10,000.00
6085-00 Streetlight Addition	4,554.85	-	(4,554.85)	4,554.85	-	(4,554.85)	-
6090-00 Lake / Pond	1,797.03	558.33	(1,238.70)	1,797.03	1,674.99	(122.04)	6,700.00
Total LANDSCAPE	\$26,633.58	\$9,885.24	(\$16,748.34)	\$26,633.58	\$29,655.72	\$3,022.14	\$118,623.00
BUILDING EXPENSES							
6305-00 Maintenance Supplies	239.72	296.67	56.95	239.72	890.01	650.29	3,560.00
6320-00 Building Plumbing	-	83.33	83.33	-	249.99	249.99	1,000.00
6325-00 Building Electrical	-	166.67	166.67	-	500.01	500.01	2,000.00
6330-00 Alarm System	-	50.00	50.00	-	150.00	150.00	600.00
6340-00 Pest Control	-	41.67	41.67	-	125.01	125.01	500.00
6345-00 Termite Bond	-	25.00	25.00	-	75.00	75.00	300.00
6375-00 Equipment Rental & Repairs	50.00	12.50	(37.50)	50.00	37.50	(12.50)	150.00
6380-00 Parking Lot R & M	-	125.00	125.00	-	375.00	375.00	1,500.00
6385-00 Shed Maintenance	-	41.67	41.67	-	125.01	125.01	500.00
6390-00 Clubhouse Maintenance	1,193.75	250.00	(943.75)	1,193.75	750.00	(443.75)	3,000.00
6395-00 Misc. Bldg Expense / Inventory	196.24	171.67	(24.57)	196.24	515.01	318.77	2,060.00
Total BUILDING EXPENSES	\$1,679.71	\$1,264.18	(\$415.53)	\$1,679.71	\$3,792.54	\$2,112.83	\$15,170.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	710.00	708.33	(1.67)	710.00	2,124.99	1,414.99	8,500.00
6505-00 Pool Chemicals / Supplies	-	83.33	83.33	-	249.99	249.99	1,000.00
6510-00 Pool Repairs & Maintenance	545.89	83.33	(462.56)	545.89	249.99	(295.90)	1,000.00
6515-00 Pool Refurbishment	42,493.19	-	(42,493.19)	42,493.19	-	(42,493.19)	-
6520-00 Pool Permit	-	20.83	20.83	-	62.49	62.49	250.00
6530-00 Sports Complex	726.01	83.33	(642.68)	726.01	249.99	(476.02)	1,000.00
6540-00 Security System	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
6550-00 Golf Cart Maintenance	-	66.67	66.67	-	200.01	200.01	800.00
6560-00 Playground Maintenance	-	41.67	41.67	-	125.01	125.01	500.00
Total RECREATIONAL EXPENSES	\$44,475.09	\$1,920.82	(\$42,554.27)	\$44,475.09	\$5,762.46	(\$38,712.63)	\$23,050.00



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From 03/01/2022 to 03/31/2022

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE FUNDING							
7010-00 Clubhouse	\$1,450.00	\$483.33	(\$966.67)	\$1,450.00	\$1,449.99	(\$0.01)	\$5,800.00
7020-00 Contingency	2,335.00	778.33	(1,556.67)	2,335.00	2,334.99	(0.01)	9,340.00
7030-00 Dock	1,900.00	633.33	(1,266.67)	1,900.00	1,899.99	(0.01)	7,600.00
7040-00 Landscape	950.00	316.67	(633.33)	950.00	950.01	0.01	3,800.00
7050-00 Pool	2,400.00	800.00	(1,600.00)	2,400.00	2,400.00	-	9,600.00
7070-00 Road Reserve Expense	1,020.00	340.00	(680.00)	1,020.00	1,020.00	-	4,080.00
7080-00 Park / Sports Complex	2,400.00	800.00	(1,600.00)	2,400.00	2,400.00	-	9,600.00
7090-00 Reserve Interest	56.47	-	(56.47)	56.47	-	(56.47)	-
Total RESERVE FUNDING	\$12,511.47	\$4,151.66	(\$8,359.81)	\$12,511.47	\$12,454.98	(\$56.49)	\$49,820.00
Total OPERATING EXPENSE	\$113,742.92	\$27,801.66	(\$85,941.26)	\$113,742.92	\$83,404.98	(\$30,337.94)	\$333,620.00
Net Income:	(\$24,778.49)	\$0.01	(\$24,778.50)	(\$24,778.49)	\$0.03	(\$24,778.52)	\$0.00