



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 09/01/2022 to 09/30/2022

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$26,986.66	\$26,986.67	(\$0.01)	\$244,070.47	\$242,880.03	\$1,190.44	\$323,840.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	3,060.00	3,060.00	-	4,080.00
4011-00 Capital Contribution	147.00	-	147.00	3,381.00	-	3,381.00	-
4012-00 Clubhouse Rental	-	-	-	750.00	-	750.00	-
4025-00 Interest Charges - Owners	40.11	-	40.11	2,476.54	-	2,476.54	-
4026-00 Certified Mail Fee	120.00	-	120.00	195.00	-	195.00	-
4030-00 Legal Fees - Owner	-	-	-	637.50	-	637.50	-
4040-00 Violation Fees	100.00	-	100.00	(1,200.00)	-	(1,200.00)	-
4050-00 NSF Fee Income	-	-	-	18.00	-	18.00	-
4060-00 Pool & Boat Key	25.00	-	25.00	925.00	-	925.00	-
4080-00 Storage Fees	-	475.00	(475.00)	5,200.00	4,275.00	925.00	5,700.00
4090-00 Interest - Operating	2.39	-	2.39	22.35	-	22.35	-
4095-00 Interest - Reserve	29.03	-	29.03	195.42	-	195.42	-
Total INCOME	\$27,450.19	\$27,801.67	(\$351.48)	\$259,731.28	\$250,215.03	\$9,516.25	\$333,620.00
Total OPERATING INCOME	\$27,450.19	\$27,801.67	(\$351.48)	\$259,731.28	\$250,215.03	\$9,516.25	\$333,620.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	13,392.00	13,500.00	108.00	18,000.00
5002-00 Onsite staffing - Office	1,980.00	1,267.50	(712.50)	11,056.83	11,407.50	350.67	15,210.00
5003-00 Onsite staffing - Maintenance	2,880.00	1,943.50	(936.50)	17,486.22	17,491.50	5.28	23,322.00
5010-00 Office Expense & Supplies	40.00	166.67	126.67	1,725.53	1,500.03	(225.50)	2,000.00
5020-00 Postage	12.60	233.33	220.73	1,280.84	2,099.97	819.13	2,800.00
5025-00 License / Permits / Fees	-	41.67	41.67	311.25	375.03	63.78	500.00
5030-00 Accounting	-	150.00	150.00	1,500.00	1,350.00	(150.00)	1,800.00
5040-00 Community Events	-	41.67	41.67	-	375.03	375.03	500.00
5050-00 Insurance	1,772.59	1,916.67	144.08	16,756.30	17,250.03	493.73	23,000.00
5060-00 Legal	-	858.33	858.33	5,075.80	7,724.97	2,649.17	10,300.00
5070-00 Bank Service Charge	-	18.75	18.75	18.00	168.75	150.75	225.00
5080-00 Bad Debt	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
5085-00 Website Maintenance	120.00	66.67	(53.33)	2,615.19	600.03	(2,015.16)	800.00
5090-00 Reserve Study	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$8,293.19	\$8,704.76	\$411.57	\$71,217.96	\$78,342.84	\$7,124.88	\$104,457.00
UTILITIES							
5500-00 Electricity	1,785.89	1,250.00	(535.89)	14,839.07	11,250.00	(3,589.07)	15,000.00
5510-00 Water & Sewer	333.52	375.00	41.48	3,640.78	3,375.00	(265.78)	4,500.00
5520-00 Internet & Phone Service	255.99	250.00	(5.99)	2,291.94	2,250.00	(41.94)	3,000.00
Total UTILITIES	\$2,375.40	\$1,875.00	(\$500.40)	\$20,771.79	\$16,875.00	(\$3,896.79)	\$22,500.00



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From 09/01/2022 to 09/30/2022

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	\$22,828.00	\$25,179.75	\$2,351.75	\$33,573.00
6010-00 Cleanup	-	1,416.67	1,416.67	3,615.00	12,750.03	9,135.03	17,000.00
6020-00 Mulch	-	458.33	458.33	4,669.23	4,124.97	(544.26)	5,500.00
6030-00 Tree Trimming	-	625.00	625.00	10,000.00	5,625.00	(4,375.00)	7,500.00
6040-00 Common Area Maintenance	680.00	583.33	(96.67)	4,151.95	5,249.97	1,098.02	7,000.00
6045-00 Dock Repair & Maintenance	-	300.00	300.00	-	2,700.00	2,700.00	3,600.00
6046-00 RV / Boat Area	-	250.00	250.00	245.00	2,250.00	2,005.00	3,000.00
6048-00 Fence Repair	-	166.67	166.67	600.00	1,500.03	900.03	2,000.00
6050-00 Fertilization / Weed / Pest	778.00	437.50	(340.50)	4,291.00	3,937.50	(353.50)	5,250.00
6055-00 Fountain / Waterfall Repairs	-	250.00	250.00	1,867.00	2,250.00	383.00	3,000.00
6060-00 Irrigation	328.02	625.00	296.98	4,809.98	5,625.00	815.02	7,500.00
6070-00 Plants / Flowers	-	583.33	583.33	1,838.46	5,249.97	3,411.51	7,000.00
6080-00 Signage	-	833.33	833.33	76.15	7,499.97	7,423.82	10,000.00
6085-00 Streetlight Addition	-	-	-	4,554.85	-	(4,554.85)	-
6090-00 Lake / Pond	528.88	558.33	29.45	4,939.46	5,024.97	85.51	6,700.00
Total LANDSCAPE	\$4,940.40	\$9,885.24	\$4,944.84	\$68,486.08	\$88,967.16	\$20,481.08	\$118,623.00
BUILDING EXPENSES							
6300-00 General Repairs & Maintenance	-	-	-	1,558.18	-	(1,558.18)	-
6305-00 Maintenance Supplies	-	296.67	296.67	2,266.48	2,670.03	403.55	3,560.00
6320-00 Building Plumbing	-	83.33	83.33	-	749.97	749.97	1,000.00
6325-00 Building Electrical	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6330-00 Alarm System	-	50.00	50.00	-	450.00	450.00	600.00
6340-00 Pest Control	-	41.67	41.67	-	375.03	375.03	500.00
6345-00 Termite Bond	321.00	25.00	(296.00)	321.00	225.00	(96.00)	300.00
6375-00 Equipment Rental & Repairs	-	12.50	12.50	50.00	112.50	62.50	150.00
6380-00 Parking Lot R & M	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
6385-00 Shed Maintenance	-	41.67	41.67	-	375.03	375.03	500.00
6390-00 Clubhouse Maintenance	26,312.84	250.00	(26,062.84)	28,012.25	2,250.00	(25,762.25)	3,000.00
6395-00 Misc. Bldg Expense / Inventory	-	171.67	171.67	196.24	1,545.03	1,348.79	2,060.00
Total BUILDING EXPENSES	\$26,633.84	\$1,264.18	(\$25,369.66)	\$32,404.15	\$11,377.62	(\$21,026.53)	\$15,170.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	708.33	(91.67)	4,620.00	6,374.97	1,754.97	8,500.00
6505-00 Pool Chemicals / Supplies	-	83.33	83.33	300.00	749.97	449.97	1,000.00
6510-00 Pool Repairs & Maintenance	-	83.33	83.33	565.89	749.97	184.08	1,000.00
6515-00 Pool Refurbishment	-	-	-	65,830.27	-	(65,830.27)	-
6520-00 Pool Permit	-	20.83	20.83	-	187.47	187.47	250.00
6530-00 Sports Complex	-	83.33	83.33	726.01	749.97	23.96	1,000.00
6540-00 Security System	-	833.33	833.33	292.60	7,499.97	7,207.37	10,000.00
6550-00 Golf Cart Maintenance	-	66.67	66.67	58.55	600.03	541.48	800.00
6560-00 Playground Maintenance	-	41.67	41.67	-	375.03	375.03	500.00
Total RECREATIONAL EXPENSES	\$800.00	\$1,920.82	\$1,120.82	\$72,393.32	\$17,287.38	(\$55,105.94)	\$23,050.00



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From 09/01/2022 to 09/30/2022

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	\$4,350.00	\$4,349.97	(\$0.03)	\$5,800.00
7020-00 Contingency	-	778.33	778.33	7,005.00	7,004.97	(0.03)	9,340.00
7030-00 Dock	-	633.33	633.33	5,700.00	5,699.97	(0.03)	7,600.00
7040-00 Landscape	-	316.67	316.67	2,850.00	2,850.03	0.03	3,800.00
7050-00 Pool	-	800.00	800.00	7,200.00	7,200.00	-	9,600.00
7070-00 Road Reserve Expense	-	340.00	340.00	3,060.00	3,060.00	-	4,080.00
7080-00 Park / Sports Complex	-	800.00	800.00	7,200.00	7,200.00	-	9,600.00
7090-00 Reserve Interest	29.03	-	(29.03)	195.42	-	(195.42)	-
<b>Total RESERVE FUNDING</b>	<u>\$29.03</u>	<u>\$4,151.66</u>	<u>\$4,122.63</u>	<u>\$37,560.42</u>	<u>\$37,364.94</u>	<u>(\$195.48)</u>	<u>\$49,820.00</u>
<b>Total OPERATING EXPENSE</b>	<b>\$43,071.86</b>	<b>\$27,801.66</b>	<b>(\$15,270.20)</b>	<b>\$302,833.72</b>	<b>\$250,214.94</b>	<b>(\$52,618.78)</b>	<b>\$333,620.00</b>
<b>Net Income:</b>	<u><b>(\$15,621.67)</b></u>	<u><b>\$0.01</b></u>	<u><b>(\$15,621.68)</b></u>	<u><b>(\$43,102.44)</b></u>	<u><b>\$0.09</b></u>	<u><b>(\$43,102.53)</b></u>	<u><b>\$0.00</b></u>