



Income Statement - Operating

Riverwood Plantation Homeowners Association

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

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)	\$-	\$26,986.67	(\$26,986.67)	\$323,840.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	-	340.00	(340.00)	4,080.00
4080-00 Storage Fees	-	475.00	(475.00)	-	475.00	(475.00)	5,700.00
Total INCOME	\$-	\$27,801.67	(\$27,801.67)	\$-	\$27,801.67	(\$27,801.67)	\$333,620.00
Total OPERATING INCOME	\$0.00	\$27,801.67	(\$27,801.67)	\$-	\$27,801.67	(\$27,801.67)	\$333,620.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	-	1,500.00	1,500.00	-	1,500.00	1,500.00	18,000.00
5002-00 Onsite staffing - Office	-	1,267.50	1,267.50	-	1,267.50	1,267.50	15,210.00
5003-00 Onsite staffing - Maintenance	-	1,943.50	1,943.50	-	1,943.50	1,943.50	23,322.00
5010-00 Office Expense & Supplies	-	166.67	166.67	-	166.67	166.67	2,000.00
5020-00 Postage	-	233.33	233.33	-	233.33	233.33	2,800.00
5025-00 License / Permits / Fees	-	41.67	41.67	-	41.67	41.67	500.00
5030-00 Accounting	-	150.00	150.00	-	150.00	150.00	1,800.00
5040-00 Community Events	-	41.67	41.67	-	41.67	41.67	500.00
5050-00 Insurance	-	1,916.67	1,916.67	-	1,916.67	1,916.67	23,000.00
5060-00 Legal	-	858.33	858.33	-	858.33	858.33	10,300.00
5070-00 Bank Service Charge	-	18.75	18.75	-	18.75	18.75	225.00
5080-00 Bad Debt	-	250.00	250.00	-	250.00	250.00	3,000.00
5085-00 Website Maintenance	-	66.67	66.67	-	66.67	66.67	800.00
5090-00 Reserve Study	-	250.00	250.00	-	250.00	250.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$-	\$8,704.76	\$8,704.76	\$-	\$8,704.76	\$8,704.76	\$104,457.00
UTILITIES							
5500-00 Electricity	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
5510-00 Water & Sewer	-	375.00	375.00	-	375.00	375.00	4,500.00
5520-00 Internet & Phone Service	-	250.00	250.00	-	250.00	250.00	3,000.00
Total UTILITIES	\$-	\$1,875.00	\$1,875.00	\$-	\$1,875.00	\$1,875.00	\$22,500.00
LANDSCAPE							
6000-00 Lawn Mowing	-	2,797.75	2,797.75	-	2,797.75	2,797.75	33,573.00
6010-00 Cleanup	-	1,416.67	1,416.67	-	1,416.67	1,416.67	17,000.00
6020-00 Mulch	-	458.33	458.33	-	458.33	458.33	5,500.00
6030-00 Tree Trimming	-	625.00	625.00	-	625.00	625.00	7,500.00
6040-00 Common Area Maintenance	-	583.33	583.33	-	583.33	583.33	7,000.00
6045-00 Dock Repair & Maintenance	-	300.00	300.00	-	300.00	300.00	3,600.00
6046-00 RV / Boat Area	-	250.00	250.00	-	250.00	250.00	3,000.00
6048-00 Fence Repair	-	166.67	166.67	-	166.67	166.67	2,000.00
6050-00 Fertilization / Weed / Pest	-	437.50	437.50	-	437.50	437.50	5,250.00
6055-00 Fountain / Waterfall Repairs	-	250.00	250.00	-	250.00	250.00	3,000.00
6060-00 Irrigation	-	625.00	625.00	-	625.00	625.00	7,500.00
6070-00 Plants / Flowers	-	583.33	583.33	-	583.33	583.33	7,000.00
6080-00 Signage	-	833.33	833.33	-	833.33	833.33	10,000.00
6090-00 Lake / Pond	-	558.33	558.33	-	558.33	558.33	6,700.00
Total LANDSCAPE	\$-	\$9,885.24	\$9,885.24	\$-	\$9,885.24	\$9,885.24	\$118,623.00



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

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
BUILDING EXPENSES							
6305-00 Maintenance Supplies	\$-	\$296.67	\$296.67	\$-	\$296.67	\$296.67	\$3,560.00
6320-00 Building Plumbing	-	83.33	83.33	-	83.33	83.33	1,000.00
6325-00 Building Electrical	-	166.67	166.67	-	166.67	166.67	2,000.00
6330-00 Alarm System	-	50.00	50.00	-	50.00	50.00	600.00
6340-00 Pest Control	-	41.67	41.67	-	41.67	41.67	500.00
6345-00 Termite Bond	-	25.00	25.00	-	25.00	25.00	300.00
6375-00 Equipment Rental & Repairs	-	12.50	12.50	-	12.50	12.50	150.00
6380-00 Parking Lot R & M	-	125.00	125.00	-	125.00	125.00	1,500.00
6385-00 Shed Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
6390-00 Clubhouse Maintenance	-	250.00	250.00	-	250.00	250.00	3,000.00
6395-00 Misc. Bldg Expense / Inventory	-	171.67	171.67	-	171.67	171.67	2,060.00
Total BUILDING EXPENSES	\$-	\$1,264.18	\$1,264.18	\$-	\$1,264.18	\$1,264.18	\$15,170.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	-	708.33	708.33	-	708.33	708.33	8,500.00
6505-00 Pool Chemicals / Supplies	-	83.33	83.33	-	83.33	83.33	1,000.00
6510-00 Pool Repairs & Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
6520-00 Pool Permit	-	20.83	20.83	-	20.83	20.83	250.00
6530-00 Sports Complex	-	83.33	83.33	-	83.33	83.33	1,000.00
6540-00 Security System	-	833.33	833.33	-	833.33	833.33	10,000.00
6550-00 Golf Cart Maintenance	-	66.67	66.67	-	66.67	66.67	800.00
6560-00 Playground Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
Total RECREATIONAL EXPENSES	\$-	\$1,920.82	\$1,920.82	\$-	\$1,920.82	\$1,920.82	\$23,050.00
RESERVE FUNDING							
7010-00 Clubhouse	-	483.33	483.33	-	483.33	483.33	5,800.00
7020-00 Contingency	-	778.33	778.33	-	778.33	778.33	9,340.00
7030-00 Dock	-	633.33	633.33	-	633.33	633.33	7,600.00
7040-00 Landscape	-	316.67	316.67	-	316.67	316.67	3,800.00
7050-00 Pool	-	800.00	800.00	-	800.00	800.00	9,600.00
7070-00 Road Reserve Expense	-	340.00	340.00	-	340.00	340.00	4,080.00
7080-00 Park / Sports Complex	-	800.00	800.00	-	800.00	800.00	9,600.00
Total RESERVE FUNDING	\$-	\$4,151.66	\$4,151.66	\$-	\$4,151.66	\$4,151.66	\$49,820.00
Total OPERATING EXPENSE	\$0.00	\$27,801.66	\$27,801.66	\$-	\$27,801.66	\$27,801.66	\$333,620.00
Net Income:	\$0.00	\$0.01	(\$0.01)	\$0.00	\$0.01	(\$0.01)	\$0.00