



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2022 to 08/31/2022

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$26,986.67	\$26,986.67	\$-	\$217,083.81	\$215,893.36	\$1,190.45	\$323,840.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	3,060.00	2,720.00	340.00	4,080.00
4011-00 Capital Contribution	588.00	-	588.00	3,234.00	-	3,234.00	-
4012-00 Clubhouse Rental	-	-	-	750.00	-	750.00	-
4025-00 Interest Charges - Owners	128.59	-	128.59	2,436.43	-	2,436.43	-
4026-00 Certified Mail Fee	75.00	-	75.00	75.00	-	75.00	-
4030-00 Legal Fees - Owner	450.00	-	450.00	637.50	-	637.50	-
4040-00 Violation Fees	-	-	-	(1,300.00)	-	(1,300.00)	-
4050-00 NSF Fee Income	6.00	-	6.00	18.00	-	18.00	-
4060-00 Pool & Boat Key	75.00	-	75.00	900.00	-	900.00	-
4080-00 Storage Fees	100.00	475.00	(375.00)	5,200.00	3,800.00	1,400.00	5,700.00
4090-00 Interest - Operating	2.51	-	2.51	19.96	-	19.96	-
4095-00 Interest - Reserve	30.49	-	30.49	166.39	-	166.39	-
Total INCOME	\$28,442.26	\$27,801.67	\$640.59	\$232,281.09	\$222,413.36	\$9,867.73	\$333,620.00
Total OPERATING INCOME	\$28,442.26	\$27,801.67	\$640.59	\$232,281.09	\$222,413.36	\$9,867.73	\$333,620.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	11,904.00	12,000.00	96.00	18,000.00
5002-00 Onsite staffing - Office	1,320.00	1,267.50	(52.50)	9,076.83	10,140.00	1,063.17	15,210.00
5003-00 Onsite staffing - Maintenance	1,920.00	1,943.50	23.50	14,606.22	15,548.00	941.78	23,322.00
5010-00 Office Expense & Supplies	97.37	166.67	69.30	1,685.53	1,333.36	(352.17)	2,000.00
5020-00 Postage	135.06	233.33	98.27	1,268.24	1,866.64	598.40	2,800.00
5025-00 License / Permits / Fees	-	41.67	41.67	311.25	333.36	22.11	500.00
5030-00 Accounting	-	150.00	150.00	1,500.00	1,200.00	(300.00)	1,800.00
5040-00 Community Events	-	41.67	41.67	-	333.36	333.36	500.00
5050-00 Insurance	2,091.09	1,916.67	(174.42)	14,983.71	15,333.36	349.65	23,000.00
5060-00 Legal	145.00	858.33	713.33	5,075.80	6,866.64	1,790.84	10,300.00
5070-00 Bank Service Charge	6.00	18.75	12.75	18.00	150.00	132.00	225.00
5080-00 Bad Debt	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
5085-00 Website Maintenance	-	66.67	66.67	2,495.19	533.36	(1,961.83)	800.00
5090-00 Reserve Study	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$7,202.52	\$8,704.76	\$1,502.24	\$62,924.77	\$69,638.08	\$6,713.31	\$104,457.00
UTILITIES							
5500-00 Electricity	1,806.67	1,250.00	(556.67)	13,053.18	10,000.00	(3,053.18)	15,000.00
5510-00 Water & Sewer	366.68	375.00	8.32	3,307.26	3,000.00	(307.26)	4,500.00
5520-00 Internet & Phone Service	255.99	250.00	(5.99)	2,035.95	2,000.00	(35.95)	3,000.00
Total UTILITIES	\$2,429.34	\$1,875.00	(\$554.34)	\$18,396.39	\$15,000.00	(\$3,396.39)	\$22,500.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2022 to 08/31/2022

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	\$20,202.50	\$22,382.00	\$2,179.50	\$33,573.00
6010-00 Cleanup	-	1,416.67	1,416.67	3,615.00	11,333.36	7,718.36	17,000.00
6020-00 Mulch	-	458.33	458.33	4,669.23	3,666.64	(1,002.59)	5,500.00
6030-00 Tree Trimming	-	625.00	625.00	10,000.00	5,000.00	(5,000.00)	7,500.00
6040-00 Common Area Maintenance	-	583.33	583.33	3,471.95	4,666.64	1,194.69	7,000.00
6045-00 Dock Repair & Maintenance	-	300.00	300.00	-	2,400.00	2,400.00	3,600.00
6046-00 RV / Boat Area	-	250.00	250.00	245.00	2,000.00	1,755.00	3,000.00
6048-00 Fence Repair	-	166.67	166.67	600.00	1,333.36	733.36	2,000.00
6050-00 Fertilization / Weed / Pest	-	437.50	437.50	3,513.00	3,500.00	(13.00)	5,250.00
6055-00 Fountain / Waterfall Repairs	-	250.00	250.00	1,867.00	2,000.00	133.00	3,000.00
6060-00 Irrigation	493.10	625.00	131.90	4,481.96	5,000.00	518.04	7,500.00
6070-00 Plants / Flowers	-	583.33	583.33	1,838.46	4,666.64	2,828.18	7,000.00
6080-00 Signage	-	833.33	833.33	76.15	6,666.64	6,590.49	10,000.00
6085-00 Streetlight Addition	-	-	-	4,554.85	-	(4,554.85)	-
6090-00 Lake / Pond	528.88	558.33	29.45	4,410.58	4,466.64	56.06	6,700.00
Total LANDSCAPE	\$3,647.48	\$9,885.24	\$6,237.76	\$63,545.68	\$79,081.92	\$15,536.24	\$118,623.00
BUILDING EXPENSES							
6300-00 General Repairs & Maintenance	-	-	-	1,558.18	-	(1,558.18)	-
6305-00 Maintenance Supplies	50.85	296.67	245.82	2,266.48	2,373.36	106.88	3,560.00
6320-00 Building Plumbing	-	83.33	83.33	-	666.64	666.64	1,000.00
6325-00 Building Electrical	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6330-00 Alarm System	-	50.00	50.00	-	400.00	400.00	600.00
6340-00 Pest Control	-	41.67	41.67	-	333.36	333.36	500.00
6345-00 Termite Bond	-	25.00	25.00	-	200.00	200.00	300.00
6375-00 Equipment Rental & Repairs	-	12.50	12.50	50.00	100.00	50.00	150.00
6380-00 Parking Lot R & M	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6385-00 Shed Maintenance	-	41.67	41.67	-	333.36	333.36	500.00
6390-00 Clubhouse Maintenance	110.49	250.00	139.51	1,699.41	2,000.00	300.59	3,000.00
6395-00 Misc. Bldg Expense / Inventory	-	171.67	171.67	196.24	1,373.36	1,177.12	2,060.00
Total BUILDING EXPENSES	\$161.34	\$1,264.18	\$1,102.84	\$5,770.31	\$10,113.44	\$4,343.13	\$15,170.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	800.00	708.33	(91.67)	3,820.00	5,666.64	1,846.64	8,500.00
6505-00 Pool Chemicals / Supplies	-	83.33	83.33	300.00	666.64	366.64	1,000.00
6510-00 Pool Repairs & Maintenance	-	83.33	83.33	565.89	666.64	100.75	1,000.00
6515-00 Pool Refurbishment	21.84	-	(21.84)	65,830.27	-	(65,830.27)	-
6520-00 Pool Permit	-	20.83	20.83	-	166.64	166.64	250.00
6530-00 Sports Complex	-	83.33	83.33	726.01	666.64	(59.37)	1,000.00
6540-00 Security System	-	833.33	833.33	292.60	6,666.64	6,374.04	10,000.00
6550-00 Golf Cart Maintenance	-	66.67	66.67	58.55	533.36	474.81	800.00
6560-00 Playground Maintenance	-	41.67	41.67	-	333.36	333.36	500.00
Total RECREATIONAL EXPENSES	\$821.84	\$1,920.82	\$1,098.98	\$71,593.32	\$15,366.56	(\$56,226.76)	\$23,050.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2022 to 08/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUNDING							
7010-00 Clubhouse	\$-	\$483.33	\$483.33	\$4,350.00	\$3,866.64	(\$483.36)	\$5,800.00
7020-00 Contingency	-	778.33	778.33	7,005.00	6,226.64	(778.36)	9,340.00
7030-00 Dock	-	633.33	633.33	5,700.00	5,066.64	(633.36)	7,600.00
7040-00 Landscape	-	316.67	316.67	2,850.00	2,533.36	(316.64)	3,800.00
7050-00 Pool	-	800.00	800.00	7,200.00	6,400.00	(800.00)	9,600.00
7070-00 Road Reserve Expense	-	340.00	340.00	3,060.00	2,720.00	(340.00)	4,080.00
7080-00 Park / Sports Complex	-	800.00	800.00	7,200.00	6,400.00	(800.00)	9,600.00
7090-00 Reserve Interest	30.49	-	(30.49)	166.39	-	(166.39)	-
Total RESERVE FUNDING	<u>\$30.49</u>	<u>\$4,151.66</u>	<u>\$4,121.17</u>	<u>\$37,531.39</u>	<u>\$33,213.28</u>	<u>(\$4,318.11)</u>	<u>\$49,820.00</u>
Total OPERATING EXPENSE	\$14,293.01	\$27,801.66	\$13,508.65	\$259,761.86	\$222,413.28	(\$37,348.58)	\$333,620.00
Net Income:	<u>\$14,149.25</u>	<u>\$0.01</u>	<u>\$14,149.24</u>	<u>(\$27,480.77)</u>	<u>\$0.08</u>	<u>(\$27,480.85)</u>	<u>\$0.00</u>