



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 03/01/2024 to 03/31/2024

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$30,788.00	\$30,788.00	\$-	\$92,364.00	\$92,364.00	\$-	\$369,456.00
4006-00 Social Member Assessment	1,806.00	774.00	1,032.00	3,354.00	2,322.00	1,032.00	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	1,020.00	1,020.00	-	4,080.00
4015-00 Capital Contribution	344.00	-	344.00	688.00	-	688.00	-
4025-00 Interest Charges - Owners	16.46	-	16.46	374.06	-	374.06	-
4055-00 Wimmer Collection Fee	(50.00)	-	(50.00)	300.16	-	300.16	-
Income							
4066-00 Pool & Boat Key Income	-	-	-	175.00	-	175.00	-
4070-00 Clubhouse Rental	-	-	-	300.00	-	300.00	-
4075-00 Storage Fee Income	(200.00)	750.00	(950.00)	9,600.00	2,250.00	7,350.00	9,000.00
4090-00 Interest - Operating	0.72	-	0.72	3.50	-	3.50	-
4095-00 Interest - Reserve	22.27	-	22.27	6,417.92	-	6,417.92	-
Total INCOME	\$33,067.45	\$32,652.00	\$415.45	\$114,596.64	\$97,956.00	\$16,640.64	\$391,824.00
Total OPERATING INCOME	\$33,067.45	\$32,652.00	\$415.45	\$114,596.64	\$97,956.00	\$16,640.64	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	4,626.00	4,625.01	(0.99)	18,500.00
5002-00 Onsite staffing - Office	2,125.00	1,820.00	(305.00)	5,625.00	5,460.00	(165.00)	21,840.00
5003-00 Onsite staffing - Maintenance	3,025.00	2,621.67	(403.33)	8,615.00	7,865.01	(749.99)	31,460.00
5010-00 Office Expense & Supplies	367.25	183.33	(183.92)	786.36	549.99	(236.37)	2,200.00
5020-00 Postage	262.00	250.00	(12.00)	779.86	750.00	(29.86)	3,000.00
5025-00 License / Permits / Fees	61.25	50.00	(11.25)	61.25	150.00	88.75	600.00
5030-00 Accounting	-	150.00	150.00	-	450.00	450.00	1,800.00
5045-00 Website Maintenance	50.00	100.00	50.00	172.17	300.00	127.83	1,200.00
5050-00 Insurance	2,658.59	2,700.25	41.66	7,975.77	8,100.75	124.98	32,403.00
5060-00 Legal	-	833.33	833.33	1,100.00	2,499.99	1,399.99	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	812.49	812.49	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	790.50	790.50	3,162.00
Total ADMINISTRATIVE EXPENSES	\$10,091.09	\$10,784.58	\$693.49	\$29,741.41	\$32,353.74	\$2,612.33	\$129,415.00
UTILITIES							
5500-00 Electricity	1,854.21	1,914.58	60.37	5,519.77	5,743.74	223.97	22,975.00
5510-00 Water & Sewer	370.34	459.17	88.83	1,125.18	1,377.51	252.33	5,510.00
5550-00 Internet & Telephone	271.16	283.33	12.17	812.46	849.99	37.53	3,400.00
Total UTILITIES	\$2,495.71	\$2,657.08	\$161.37	\$7,457.41	\$7,971.24	\$513.83	\$31,885.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
LANDSCAPE							
6000-00 Lawn Mowing	\$2,888.05	\$2,888.00	(\$0.05)	\$8,664.15	\$8,664.00	(\$0.15)	\$34,656.00
6010-00 Cleanup/Common area/Dock/Fence	2,826.37	1,862.50	(963.87)	8,254.28	5,587.50	(2,666.78)	22,350.00
6020-00 Mulch / Misc. Landscape	-	2,126.83	2,126.83	-	6,380.49	6,380.49	25,522.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	3,500.00	3,875.01	375.01	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00
6050-00 Fertilization / Weed / Pest	1,082.00	833.33	(248.67)	1,082.00	2,499.99	1,417.99	10,000.00
6060-00 Irrigation	-	850.00	850.00	406.30	2,550.00	2,143.70	10,200.00
6080-00 Signage	-	520.83	520.83	-	1,562.49	1,562.49	6,250.00
6090-00 Lake / Pond	520.00	604.17	84.17	1,560.00	1,812.51	252.51	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	1,500.00	1,253.82	6,000.00
Total LANDSCAPE	\$7,316.42	\$12,227.33	\$4,910.91	\$23,712.91	\$36,681.99	\$12,969.08	\$146,728.00
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	405.05	2,318.00	1,912.95	3,016.32	6,954.00	3,937.68	27,816.00
6340-00 Pest Control	-	83.33	83.33	-	249.99	249.99	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	125.01	125.01	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	249.99	249.99	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	41.88	500.01	458.13	2,000.00
Total BUILDING EXPENSES	\$405.05	\$2,693.00	\$2,287.95	\$3,058.20	\$8,079.00	\$5,020.80	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	2,700.00	2,499.99	(200.01)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	375.00	375.00	1,500.00
6510-00 Pool Repairs & Maintenance	960.00	250.00	(710.00)	1,410.00	750.00	(660.00)	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	75.00	75.00	300.00
6525-00 Community Events	-	50.00	50.00	-	150.00	150.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	249.99	249.99	1,000.00
6540-00 Security System	-	166.67	166.67	12,236.86	500.01	(11,736.85)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	150.00	150.00	600.00
Total RECREATIONAL EXPENSES	\$1,860.00	\$1,583.33	(\$276.67)	\$16,346.86	\$4,749.99	(\$11,596.87)	\$19,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	-	-	-	1,250.00	1,250.00	-	5,000.00
7030-00 Dock Reserve	-	-	-	1,900.00	1,900.00	-	7,600.00
7040-00 Landscape Reserve	-	-	-	950.00	950.00	-	3,800.00
7070-00 Road Reserve Expense	-	-	-	1,020.00	1,020.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	-	-	-	750.00	750.00	-	3,000.00
7085-00 Storage Lot Reserve	-	-	-	2,250.00	2,250.00	-	9,000.00
7090-00 Reserve Interest	22.27	-	(22.27)	6,417.92	-	(6,417.92)	-
Total RESERVE FUNDING	\$22.27	\$-	(\$22.27)	\$14,537.92	\$8,120.00	(\$6,417.92)	\$32,480.00
Total OPERATING EXPENSE	\$22,190.54	\$29,945.32	\$7,754.78	\$94,854.71	\$97,955.96	\$3,101.25	\$391,824.00
Net Income:	\$10,876.91	\$2,706.68	\$8,170.23	\$19,741.93	\$0.04	\$19,741.89	\$0.00