



## Income Statement - Operating

Riverwood Plantation Homeowners Association

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

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	\$-	\$30,788.00	\$30,788.00	\$-	\$369,456.00
4006-00 Social Member Assessment	774.00	774.00	-	774.00	774.00	-	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	340.00	340.00	-	4,080.00
4015-00 Capital Contribution	344.00	-	344.00	344.00	-	344.00	-
4025-00 Interest Charges - Owners	279.55	-	279.55	279.55	-	279.55	-
4066-00 Pool & Boat Key Income	175.00	-	175.00	175.00	-	175.00	-
4075-00 Storage Fee Income	9,800.00	750.00	9,050.00	9,800.00	750.00	9,050.00	9,000.00
4090-00 Interest - Operating	1.95	-	1.95	1.95	-	1.95	-
4095-00 Interest - Reserve	6,368.89	-	6,368.89	6,368.89	-	6,368.89	-
Total INCOME	\$48,871.39	\$32,652.00	\$16,219.39	\$48,871.39	\$32,652.00	\$16,219.39	\$391,824.00
Total OPERATING INCOME	\$48,871.39	\$32,652.00	\$16,219.39	\$48,871.39	\$32,652.00	\$16,219.39	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	1,542.00	1,541.67	(0.33)	18,500.00
5002-00 Onsite staffing - Office	1,750.00	1,820.00	70.00	1,750.00	1,820.00	70.00	21,840.00
5003-00 Onsite staffing - Maintenance	3,170.00	2,621.67	(548.33)	3,170.00	2,621.67	(548.33)	31,460.00
5010-00 Office Expense & Supplies	271.92	183.33	(88.59)	271.92	183.33	(88.59)	2,200.00
5020-00 Postage	212.31	250.00	37.69	212.31	250.00	37.69	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	-	50.00	50.00	600.00
5030-00 Accounting	-	150.00	150.00	-	150.00	150.00	1,800.00
5045-00 Website Maintenance	72.17	100.00	27.83	72.17	100.00	27.83	1,200.00
5050-00 Insurance	2,658.59	2,700.25	41.66	2,658.59	2,700.25	41.66	32,403.00
5060-00 Legal	-	833.33	833.33	-	833.33	833.33	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	270.83	270.83	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	263.50	263.50	3,162.00
Total ADMINISTRATIVE EXPENSES	\$9,676.99	\$10,784.58	\$1,107.59	\$9,676.99	\$10,784.58	\$1,107.59	\$129,415.00
UTILITIES							
5500-00 Electricity	1,786.57	1,914.58	128.01	1,786.57	1,914.58	128.01	22,975.00
5510-00 Water & Sewer	378.57	459.17	80.60	378.57	459.17	80.60	5,510.00
5550-00 Internet & Telephone	275.12	283.33	8.21	275.12	283.33	8.21	3,400.00
Total UTILITIES	\$2,440.26	\$2,657.08	\$216.82	\$2,440.26	\$2,657.08	\$216.82	\$31,885.00
LANDSCAPE							
6000-00 Lawn Mowing	2,888.05	2,888.00	(0.05)	2,888.05	2,888.00	(0.05)	34,656.00
6010-00 Cleanup/Common area/Dock/Fence	589.91	1,862.50	1,272.59	589.91	1,862.50	1,272.59	22,350.00
6020-00 Mulch / Misc. Landscape	-	2,126.83	2,126.83	-	2,126.83	2,126.83	25,522.00
6030-00 Tree Trimming	3,500.00	1,291.67	(2,208.33)	3,500.00	1,291.67	(2,208.33)	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	750.00	750.00	9,000.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	-	833.33	833.33	10,000.00
6060-00 Irrigation	406.30	850.00	443.70	406.30	850.00	443.70	10,200.00
6080-00 Signage	-	520.83	520.83	-	520.83	520.83	6,250.00
6090-00 Lake / Pond	520.00	604.17	84.17	520.00	604.17	84.17	7,250.00
6095-00 Fountain / Waterfall Repairs	246.18	500.00	253.82	246.18	500.00	253.82	6,000.00
Total LANDSCAPE	\$8,150.44	\$12,227.33	\$4,076.89	\$8,150.44	\$12,227.33	\$4,076.89	\$146,728.00



## Income Statement - Operating

Riverwood Plantation Homeowners Association

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

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	\$2,046.37	\$2,318.00	\$271.63	\$2,046.37	\$2,318.00	\$271.63	\$27,816.00
6340-00 Pest Control	-	83.33	83.33	-	83.33	83.33	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	41.67	41.67	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	83.33	83.33	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
Total BUILDING EXPENSES	\$2,046.37	\$2,693.00	\$646.63	\$2,046.37	\$2,693.00	\$646.63	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	900.00	833.33	(66.67)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	125.00	125.00	1,500.00
6510-00 Pool Repairs & Maintenance	450.00	250.00	(200.00)	450.00	250.00	(200.00)	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	25.00	25.00	300.00
6525-00 Community Events	-	50.00	50.00	-	50.00	50.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	83.33	83.33	1,000.00
6540-00 Security System	-	166.67	166.67	-	166.67	166.67	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	50.00	50.00	600.00
Total RECREATIONAL EXPENSES	\$1,350.00	\$1,583.33	\$233.33	\$1,350.00	\$1,583.33	\$233.33	\$19,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	1,250.00	1,250.00	-	1,250.00	1,250.00	-	5,000.00
7030-00 Dock Reserve	1,900.00	1,900.00	-	1,900.00	1,900.00	-	7,600.00
7040-00 Landscape Reserve	950.00	950.00	-	950.00	950.00	-	3,800.00
7070-00 Road Reserve Expense	1,020.00	1,020.00	-	1,020.00	1,020.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	750.00	750.00	-	750.00	750.00	-	3,000.00
7085-00 Storage Lot Reserve	2,250.00	2,250.00	-	2,250.00	2,250.00	-	9,000.00
7090-00 Reserve Interest	6,368.89	-	(6,368.89)	6,368.89	-	(6,368.89)	-
Total RESERVE FUNDING	\$14,488.89	\$8,120.00	(\$6,368.89)	\$14,488.89	\$8,120.00	(\$6,368.89)	\$32,480.00
Total OPERATING EXPENSE	\$38,152.95	\$38,065.32	(\$87.63)	\$38,152.95	\$38,065.32	(\$87.63)	\$391,824.00
Net Income:	\$10,718.44	(\$5,413.32)	\$16,131.76	\$10,718.44	(\$5,413.32)	\$16,131.76	\$0.00