



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2024 to 04/30/2024

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	\$-	\$123,152.00	\$123,152.00	\$-	\$369,456.00
4006-00 Social Member Assessment	774.00	774.00	-	4,128.00	3,096.00	1,032.00	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	1,360.00	1,360.00	-	4,080.00
4015-00 Capital Contribution	344.00	-	344.00	1,032.00	-	1,032.00	-
4025-00 Interest Charges - Owners	176.93	-	176.93	550.99	-	550.99	-
4055-00 Wimmer Collection Fee	(300.16)	-	(300.16)	-	-	-	-
Income							
4066-00 Pool & Boat Key Income	225.00	-	225.00	400.00	-	400.00	-
4070-00 Clubhouse Rental	825.00	-	825.00	1,125.00	-	1,125.00	-
4075-00 Storage Fee Income	-	750.00	(750.00)	9,600.00	3,000.00	6,600.00	9,000.00
4090-00 Interest - Operating	1.07	-	1.07	4.57	-	4.57	-
4095-00 Interest - Reserve	12,551.38	-	12,551.38	18,969.30	-	18,969.30	-
Total INCOME	\$45,725.22	\$32,652.00	\$13,073.22	\$160,321.86	\$130,608.00	\$29,713.86	\$391,824.00
Total OPERATING INCOME	\$45,725.22	\$32,652.00	\$13,073.22	\$160,321.86	\$130,608.00	\$29,713.86	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	6,168.00	6,166.68	(1.32)	18,500.00
5002-00 Onsite staffing - Office	2,125.00	1,820.00	(305.00)	7,750.00	7,280.00	(470.00)	21,840.00
5003-00 Onsite staffing - Maintenance	3,025.00	2,621.67	(403.33)	11,640.00	10,486.68	(1,153.32)	31,460.00
5010-00 Office Expense & Supplies	75.00	183.33	108.33	861.36	733.32	(128.04)	2,200.00
5020-00 Postage	234.99	250.00	15.01	1,014.85	1,000.00	(14.85)	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	61.25	200.00	138.75	600.00
5030-00 Accounting	-	150.00	150.00	-	600.00	600.00	1,800.00
5045-00 Website Maintenance	50.00	100.00	50.00	222.17	400.00	177.83	1,200.00
5050-00 Insurance	2,658.59	2,700.25	41.66	10,634.36	10,801.00	166.64	32,403.00
5060-00 Legal	550.00	833.33	283.33	1,650.00	3,333.32	1,683.32	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	1,083.32	1,083.32	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	1,054.00	1,054.00	3,162.00
Total ADMINISTRATIVE EXPENSES	\$10,260.58	\$10,784.58	\$524.00	\$40,001.99	\$43,138.32	\$3,136.33	\$129,415.00
UTILITIES							
5500-00 Electricity	1,404.65	1,914.58	509.93	6,924.42	7,658.32	733.90	22,975.00
5510-00 Water & Sewer	405.91	459.17	53.26	1,531.09	1,836.68	305.59	5,510.00
5550-00 Internet & Telephone	270.97	283.33	12.36	1,083.43	1,133.32	49.89	3,400.00
Total UTILITIES	\$2,081.53	\$2,657.08	\$575.55	\$9,538.94	\$10,628.32	\$1,089.38	\$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)	\$11,552.20	\$11,552.00	(\$0.20)	\$34,656.00
6010-00 Cleanup/Common area/Dock/Fence	389.26	1,862.50	1,473.24	8,643.54	7,450.00	(1,193.54)	22,350.00
6020-00 Mulch / Misc. Landscape	-	2,126.83	2,126.83	-	8,507.32	8,507.32	25,522.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	3,500.00	5,166.68	1,666.68	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	1,082.00	3,333.32	2,251.32	10,000.00
6060-00 Irrigation	908.98	850.00	(58.98)	1,315.28	3,400.00	2,084.72	10,200.00
6080-00 Signage	-	520.83	520.83	-	2,083.32	2,083.32	6,250.00
6090-00 Lake / Pond	520.00	604.17	84.17	2,080.00	2,416.68	336.68	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	2,000.00	1,753.82	6,000.00
Total LANDSCAPE	\$4,706.29	\$12,227.33	\$7,521.04	\$28,419.20	\$48,909.32	\$20,490.12	\$146,728.00
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	-	2,318.00	2,318.00	3,016.32	9,272.00	6,255.68	27,816.00
6340-00 Pest Control	-	83.33	83.33	-	333.32	333.32	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	166.68	166.68	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	333.32	333.32	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	41.88	666.68	624.80	2,000.00
Total BUILDING EXPENSES	\$-	\$2,693.00	\$2,693.00	\$3,058.20	\$10,772.00	\$7,713.80	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	3,600.00	3,333.32	(266.68)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	500.00	500.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	1,410.00	1,000.00	(410.00)	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	100.00	100.00	300.00
6525-00 Community Events	-	50.00	50.00	-	200.00	200.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	333.32	333.32	1,000.00
6540-00 Security System	-	166.67	166.67	12,236.86	666.68	(11,570.18)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	200.00	200.00	600.00
Total RECREATIONAL EXPENSES	\$900.00	\$1,583.33	\$683.33	\$17,246.86	\$6,333.32	(\$10,913.54)	\$19,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	1,250.00	1,250.00	-	2,500.00	2,500.00	-	5,000.00
7030-00 Dock Reserve	1,900.00	1,900.00	-	3,800.00	3,800.00	-	7,600.00
7040-00 Landscape Reserve	950.00	950.00	-	1,900.00	1,900.00	-	3,800.00
7070-00 Road Reserve Expense	1,020.00	1,020.00	-	2,040.00	2,040.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	750.00	750.00	-	1,500.00	1,500.00	-	3,000.00
7085-00 Storage Lot Reserve	2,250.00	2,250.00	-	4,500.00	4,500.00	-	9,000.00
7090-00 Reserve Interest	12,551.38	-	(12,551.38)	18,969.30	-	(18,969.30)	-
Total RESERVE FUNDING	\$20,671.38	\$8,120.00	(\$12,551.38)	\$35,209.30	\$16,240.00	(\$18,969.30)	\$32,480.00
Total OPERATING EXPENSE	\$38,619.78	\$38,065.32	(\$554.46)	\$133,474.49	\$136,021.28	\$2,546.79	\$391,824.00
Net Income:	\$7,105.44	(\$5,413.32)	\$12,518.76	\$26,847.37	(\$5,413.28)	\$32,260.65	\$0.00