



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 02/01/2024 to 02/29/2024

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	\$-	\$61,576.00	\$61,576.00	\$-	\$369,456.00
4006-00 Social Member Assessment	774.00	774.00	-	1,548.00	1,548.00	-	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	680.00	680.00	-	4,080.00
4015-00 Capital Contribution	-	-	-	344.00	-	344.00	-
4025-00 Interest Charges - Owners	78.05	-	78.05	357.60	-	357.60	-
4055-00 Wimmer Collection Fee	350.16	-	350.16	350.16	-	350.16	-
Income							
4066-00 Pool & Boat Key Income	-	-	-	175.00	-	175.00	-
4070-00 Clubhouse Rental	300.00	-	300.00	300.00	-	300.00	-
4075-00 Storage Fee Income	-	750.00	(750.00)	9,800.00	1,500.00	8,300.00	9,000.00
4090-00 Interest - Operating	0.83	-	0.83	2.78	-	2.78	-
4095-00 Interest - Reserve	26.76	-	26.76	6,395.65	-	6,395.65	-
Total INCOME	\$32,657.80	\$32,652.00	\$5.80	\$81,529.19	\$65,304.00	\$16,225.19	\$391,824.00
Total OPERATING INCOME	\$32,657.80	\$32,652.00	\$5.80	\$81,529.19	\$65,304.00	\$16,225.19	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	3,084.00	3,083.34	(0.66)	18,500.00
5002-00 Onsite staffing - Office	1,750.00	1,820.00	70.00	3,500.00	3,640.00	140.00	21,840.00
5003-00 Onsite staffing - Maintenance	2,420.00	2,621.67	201.67	5,590.00	5,243.34	(346.66)	31,460.00
5010-00 Office Expense & Supplies	147.19	183.33	36.14	419.11	366.66	(52.45)	2,200.00
5020-00 Postage	305.55	250.00	(55.55)	517.86	500.00	(17.86)	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	-	100.00	100.00	600.00
5030-00 Accounting	-	150.00	150.00	-	300.00	300.00	1,800.00
5045-00 Website Maintenance	50.00	100.00	50.00	122.17	200.00	77.83	1,200.00
5050-00 Insurance	2,658.59	2,700.25	41.66	5,317.18	5,400.50	83.32	32,403.00
5060-00 Legal	1,100.00	833.33	(266.67)	1,100.00	1,666.66	566.66	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	541.66	541.66	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	527.00	527.00	3,162.00
Total ADMINISTRATIVE EXPENSES	\$9,973.33	\$10,784.58	\$811.25	\$19,650.32	\$21,569.16	\$1,918.84	\$129,415.00
UTILITIES							
5500-00 Electricity	1,878.99	1,914.58	35.59	3,665.56	3,829.16	163.60	22,975.00
5510-00 Water & Sewer	376.27	459.17	82.90	754.84	918.34	163.50	5,510.00
5550-00 Internet & Telephone	266.18	283.33	17.15	541.30	566.66	25.36	3,400.00
Total UTILITIES	\$2,521.44	\$2,657.08	\$135.64	\$4,961.70	\$5,314.16	\$352.46	\$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)	\$5,776.10	\$5,776.00	(\$0.10)	\$34,656.00
6010-00 Cleanup/Common area/Dock/Fence	4,838.00	1,862.50	(2,975.50)	5,427.91	3,725.00	(1,702.91)	22,350.00
6020-00 Mulch / Misc. Landscape	-	2,126.83	2,126.83	-	4,253.66	4,253.66	25,522.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	3,500.00	2,583.34	(916.66)	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
6060-00 Irrigation	-	850.00	850.00	406.30	1,700.00	1,293.70	10,200.00
6080-00 Signage	-	520.83	520.83	-	1,041.66	1,041.66	6,250.00
6090-00 Lake / Pond	520.00	604.17	84.17	1,040.00	1,208.34	168.34	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	1,000.00	753.82	6,000.00
Total LANDSCAPE	\$8,246.05	\$12,227.33	\$3,981.28	\$16,396.49	\$24,454.66	\$8,058.17	\$146,728.00
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	564.90	2,318.00	1,753.10	2,611.27	4,636.00	2,024.73	27,816.00
6340-00 Pest Control	-	83.33	83.33	-	166.66	166.66	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	83.34	83.34	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	166.66	166.66	1,000.00
6385-00 Shed/Golf Cart Maintenance	41.88	166.67	124.79	41.88	333.34	291.46	2,000.00
Total BUILDING EXPENSES	\$606.78	\$2,693.00	\$2,086.22	\$2,653.15	\$5,386.00	\$2,732.85	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	1,800.00	1,666.66	(133.34)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	250.00	250.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	450.00	500.00	50.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	50.00	50.00	300.00
6525-00 Community Events	-	50.00	50.00	-	100.00	100.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	166.66	166.66	1,000.00
6540-00 Security System	12,236.86	166.67	(12,070.19)	12,236.86	333.34	(11,903.52)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	100.00	100.00	600.00
Total RECREATIONAL EXPENSES	\$13,136.86	\$1,583.33	(\$11,553.53)	\$14,486.86	\$3,166.66	(\$11,320.20)	\$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	26.76	-	(26.76)	6,395.65	-	(6,395.65)	-
Total RESERVE FUNDING	\$26.76	\$-	(\$26.76)	\$14,515.65	\$8,120.00	(\$6,395.65)	\$32,480.00
Total OPERATING EXPENSE	\$34,511.22	\$29,945.32	(\$4,565.90)	\$72,664.17	\$68,010.64	(\$4,653.53)	\$391,824.00
Net Income:	(\$1,853.42)	\$2,706.68	(\$4,560.10)	\$8,865.02	(\$2,706.64)	\$11,571.66	\$0.00