



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 07/01/2024 to 07/31/2024

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	\$-	\$215,516.00	\$215,516.00	\$-	\$369,456.00
4006-00 Social Member Assessment	774.00	774.00	-	6,450.00	5,418.00	1,032.00	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	2,380.00	2,380.00	-	4,080.00
4015-00 Capital Contribution	516.00	-	516.00	2,064.00	-	2,064.00	-
4025-00 Interest Charges - Owners	107.41	-	107.41	773.23	-	773.23	-
4066-00 Pool & Boat Key Income	250.00	-	250.00	925.00	-	925.00	-
4070-00 Clubhouse Rental	625.00	-	625.00	2,425.00	-	2,425.00	-
4075-00 Storage Fee Income	-	750.00	(750.00)	9,600.00	5,250.00	4,350.00	9,000.00
4090-00 Interest - Operating	1.36	-	1.36	7.87	-	7.87	-
4095-00 Interest - Reserve	30.46	-	30.46	21,839.18	-	21,839.18	-
Total INCOME	\$33,432.23	\$32,652.00	\$780.23	\$261,980.28	\$228,564.00	\$33,416.28	\$391,824.00
Total OPERATING INCOME	\$33,432.23	\$32,652.00	\$780.23	\$261,980.28	\$228,564.00	\$33,416.28	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	10,794.00	10,791.69	(2.31)	18,500.00
5002-00 Onsite staffing - Office	1,750.00	1,820.00	70.00	13,375.00	12,740.00	(635.00)	21,840.00
5003-00 Onsite staffing - Maintenance	3,025.00	2,621.67	(403.33)	20,715.00	18,351.69	(2,363.31)	31,460.00
5010-00 Office Expense & Supplies	337.13	183.33	(153.80)	1,834.23	1,283.31	(550.92)	2,200.00
5020-00 Postage	452.93	250.00	(202.93)	1,661.64	1,750.00	88.36	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	311.25	350.00	38.75	600.00
5030-00 Accounting	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
5045-00 Website Maintenance	50.00	100.00	50.00	372.17	700.00	327.83	1,200.00
5050-00 Insurance	2,653.93	2,700.25	46.32	19,011.01	18,901.75	(109.26)	32,403.00
5060-00 Legal	1,100.00	833.33	(266.67)	3,850.00	5,833.31	1,983.31	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	1,895.81	1,895.81	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	1,844.50	1,844.50	3,162.00
Total ADMINISTRATIVE EXPENSES	\$10,910.99	\$10,784.58	(\$126.41)	\$71,924.30	\$75,492.06	\$3,567.76	\$129,415.00
UTILITIES							
5500-00 Electricity	1,529.12	1,914.58	385.46	11,503.92	13,402.06	1,898.14	22,975.00
5510-00 Water & Sewer	376.26	459.17	82.91	2,683.59	3,214.19	530.60	5,510.00
5550-00 Internet & Telephone	266.15	283.33	17.18	1,881.52	1,983.31	101.79	3,400.00
Total UTILITIES	\$2,171.53	\$2,657.08	\$485.55	\$16,069.03	\$18,599.56	\$2,530.53	\$31,885.00
LANDSCAPE							
6000-00 Lawn Mowing	2,888.05	2,888.00	(0.05)	20,216.35	20,216.00	(0.35)	34,656.00
6010-00 Cleanup/Common area/Dock/Fence	1,259.37	1,862.50	603.13	13,679.74	13,037.50	(642.24)	22,350.00
6020-00 Mulch / Misc. Landscape	-	2,126.83	2,126.83	242.89	14,887.81	14,644.92	25,522.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	5,000.00	9,041.69	4,041.69	15,500.00
6046-00 RV / Boat Area	1,995.00	750.00	(1,245.00)	3,054.68	5,250.00	2,195.32	9,000.00
6050-00 Fertilization / Weed / Pest	1,082.00	833.33	(248.67)	3,246.00	5,833.31	2,587.31	10,000.00
6060-00 Irrigation	1,117.19	850.00	(267.19)	5,842.01	5,950.00	107.99	10,200.00
6080-00 Signage	-	520.83	520.83	-	3,645.81	3,645.81	6,250.00
6090-00 Lake / Pond	945.00	604.17	(340.83)	4,065.00	4,229.19	164.19	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	3,500.00	3,253.82	6,000.00
Total LANDSCAPE	\$9,286.61	\$12,227.33	\$2,940.72	\$55,592.85	\$85,591.31	\$29,998.46	\$146,728.00



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Riverwood Plantation Homeowners Association

From 07/01/2024 to 07/31/2024

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	\$12,437.82	\$2,318.00	(\$10,119.82)	\$18,741.43	\$16,226.00	(\$2,515.43)	\$27,816.00
6340-00 Pest Control	-	83.33	83.33	-	583.31	583.31	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	291.69	291.69	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	583.31	583.31	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	41.88	1,166.69	1,124.81	2,000.00
Total BUILDING EXPENSES	\$12,437.82	\$2,693.00	(\$9,744.82)	\$18,783.31	\$18,851.00	\$67.69	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	6,300.00	5,833.31	(466.69)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	650.00	875.00	225.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	1,410.00	1,750.00	340.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	175.00	175.00	300.00
6525-00 Community Events	-	50.00	50.00	-	350.00	350.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	583.31	583.31	1,000.00
6540-00 Security System	-	166.67	166.67	16,569.40	1,166.69	(15,402.71)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	350.00	350.00	600.00
Total RECREATIONAL EXPENSES	\$900.00	\$1,583.33	\$683.33	\$24,929.40	\$11,083.31	(\$13,846.09)	\$19,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	1,250.00	1,250.00	-	3,750.00	3,750.00	-	5,000.00
7030-00 Dock Reserve	1,900.00	1,900.00	-	5,700.00	5,700.00	-	7,600.00
7040-00 Landscape Reserve	950.00	950.00	-	2,850.00	2,850.00	-	3,800.00
7070-00 Road Reserve Expense	1,020.00	1,020.00	-	3,060.00	3,060.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	750.00	750.00	-	2,250.00	2,250.00	-	3,000.00
7085-00 Storage Lot Reserve	2,250.00	2,250.00	-	6,750.00	6,750.00	-	9,000.00
7089-00 Additional Reserve Funding	-	-	-	24,352.08	-	(24,352.08)	-
7090-00 Reserve Interest	30.46	-	(30.46)	21,839.18	-	(21,839.18)	-
Total RESERVE FUNDING	\$8,150.46	\$8,120.00	(\$30.46)	\$70,551.26	\$24,360.00	(\$46,191.26)	\$32,480.00
Total OPERATING EXPENSE	\$43,857.41	\$38,065.32	(\$5,792.09)	\$257,850.15	\$233,977.24	(\$23,872.91)	\$391,824.00
Net Income:	(\$10,425.18)	(\$5,413.32)	(\$5,011.86)	\$4,130.13	(\$5,413.24)	\$9,543.37	\$0.00