



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 05/01/2024 to 05/31/2024

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	\$-	\$153,940.00	\$153,940.00	\$-	\$369,456.00
4006-00 Social Member Assessment	774.00	774.00	-	4,902.00	3,870.00	1,032.00	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	1,700.00	1,700.00	-	4,080.00
4015-00 Capital Contribution	344.00	-	344.00	1,376.00	-	1,376.00	-
4025-00 Interest Charges - Owners	80.35	-	80.35	631.34	-	631.34	-
4066-00 Pool & Boat Key Income	125.00	-	125.00	525.00	-	525.00	-
4070-00 Clubhouse Rental	600.00	-	600.00	1,725.00	-	1,725.00	-
4075-00 Storage Fee Income	-	750.00	(750.00)	9,600.00	3,750.00	5,850.00	9,000.00
4090-00 Interest - Operating	1.08	-	1.08	5.65	-	5.65	-
4095-00 Interest - Reserve	28.31	-	28.31	18,997.61	-	18,997.61	-
Total INCOME	\$33,080.74	\$32,652.00	\$428.74	\$193,402.60	\$163,260.00	\$30,142.60	\$391,824.00
Total OPERATING INCOME	\$33,080.74	\$32,652.00	\$428.74	\$193,402.60	\$163,260.00	\$30,142.60	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	7,710.00	7,708.35	(1.65)	18,500.00
5002-00 Onsite staffing - Office	2,125.00	1,820.00	(305.00)	9,875.00	9,100.00	(775.00)	21,840.00
5003-00 Onsite staffing - Maintenance	3,025.00	2,621.67	(403.33)	14,665.00	13,108.35	(1,556.65)	31,460.00
5010-00 Office Expense & Supplies	560.74	183.33	(377.41)	1,422.10	916.65	(505.45)	2,200.00
5020-00 Postage	21.93	250.00	228.07	1,036.78	1,250.00	213.22	3,000.00
5025-00 License / Permits / Fees	250.00	50.00	(200.00)	311.25	250.00	(61.25)	600.00
5030-00 Accounting	-	150.00	150.00	-	750.00	750.00	1,800.00
5045-00 Website Maintenance	50.00	100.00	50.00	272.17	500.00	227.83	1,200.00
5050-00 Insurance	2,658.59	2,700.25	41.66	13,292.95	13,501.25	208.30	32,403.00
5060-00 Legal	1,100.00	833.33	(266.67)	2,750.00	4,166.65	1,416.65	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	1,354.15	1,354.15	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	1,317.50	1,317.50	3,162.00
Total ADMINISTRATIVE EXPENSES	\$11,333.26	\$10,784.58	(\$548.68)	\$51,335.25	\$53,922.90	\$2,587.65	\$129,415.00
UTILITIES							
5500-00 Electricity	1,317.41	1,914.58	597.17	8,241.83	9,572.90	1,331.07	22,975.00
5510-00 Water & Sewer	394.05	459.17	65.12	1,925.14	2,295.85	370.71	5,510.00
5550-00 Internet & Telephone	265.97	283.33	17.36	1,349.40	1,416.65	67.25	3,400.00
Total UTILITIES	\$1,977.43	\$2,657.08	\$679.65	\$11,516.37	\$13,285.40	\$1,769.03	\$31,885.00
LANDSCAPE							
6000-00 Lawn Mowing	2,888.05	2,888.00	(0.05)	14,440.25	14,440.00	(0.25)	34,656.00
6010-00 Cleanup/Common area/Dock/Fence	3,347.76	1,862.50	(1,485.26)	11,991.30	9,312.50	(2,678.80)	22,350.00
6020-00 Mulch / Misc. Landscape	242.89	2,126.83	1,883.94	242.89	10,634.15	10,391.26	25,522.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	3,500.00	6,458.35	2,958.35	15,500.00
6046-00 RV / Boat Area	1,059.68	750.00	(309.68)	1,059.68	3,750.00	2,690.32	9,000.00
6050-00 Fertilization / Weed / Pest	1,082.00	833.33	(248.67)	2,164.00	4,166.65	2,002.65	10,000.00
6060-00 Irrigation	3,035.25	850.00	(2,185.25)	4,350.53	4,250.00	(100.53)	10,200.00
6080-00 Signage	-	520.83	520.83	-	2,604.15	2,604.15	6,250.00
6090-00 Lake / Pond	520.00	604.17	84.17	2,600.00	3,020.85	420.85	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	2,500.00	2,253.82	6,000.00
Total LANDSCAPE	\$12,175.63	\$12,227.33	\$51.70	\$40,594.83	\$61,136.65	\$20,541.82	\$146,728.00



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 05/01/2024 to 05/31/2024

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	\$1,627.73	\$2,318.00	\$690.27	\$4,644.05	\$11,590.00	\$6,945.95	\$27,816.00
6340-00 Pest Control	-	83.33	83.33	-	416.65	416.65	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	208.35	208.35	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	416.65	416.65	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	41.88	833.35	791.47	2,000.00
Total BUILDING EXPENSES	\$1,627.73	\$2,693.00	\$1,065.27	\$4,685.93	\$13,465.00	\$8,779.07	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	4,500.00	4,166.65	(333.35)	10,000.00
6505-00 Pool Chemicals / Supplies	650.00	125.00	(525.00)	650.00	625.00	(25.00)	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	1,410.00	1,250.00	(160.00)	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	125.00	125.00	300.00
6525-00 Community Events	-	50.00	50.00	-	250.00	250.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	416.65	416.65	1,000.00
6540-00 Security System	-	166.67	166.67	12,236.86	833.35	(11,403.51)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	250.00	250.00	600.00
Total RECREATIONAL EXPENSES	\$1,550.00	\$1,583.33	\$33.33	\$18,796.86	\$7,916.65	(\$10,880.21)	\$19,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	-	-	-	2,500.00	2,500.00	-	5,000.00
7030-00 Dock Reserve	-	-	-	3,800.00	3,800.00	-	7,600.00
7040-00 Landscape Reserve	-	-	-	1,900.00	1,900.00	-	3,800.00
7070-00 Road Reserve Expense	-	-	-	2,040.00	2,040.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	-	-	-	1,500.00	1,500.00	-	3,000.00
7085-00 Storage Lot Reserve	-	-	-	4,500.00	4,500.00	-	9,000.00
7090-00 Reserve Interest	28.31	-	(28.31)	18,997.61	-	(18,997.61)	-
Total RESERVE FUNDING	\$28.31	\$-	(\$28.31)	\$35,237.61	\$16,240.00	(\$18,997.61)	\$32,480.00
Total OPERATING EXPENSE	\$28,692.36	\$29,945.32	\$1,252.96	\$162,166.85	\$165,966.60	\$3,799.75	\$391,824.00
Net Income:	\$4,388.38	\$2,706.68	\$1,681.70	\$31,235.75	(\$2,706.60)	\$33,942.35	\$0.00