



Financial Report Package

April 2022

Prepared for

Riverwood Plantation Homeowners Association

By

Wimmer Community Association Management



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 04/30/2022

Assets

CASH - OPERATING

10-1000-00	South State Bank-Operating-8400	\$60,409.70
10-1010-00	Synovus-Operating-4417	780.53
10-1020-00	Synovus-Operating MM-2800	46,637.81

Total CASH - OPERATING: \$107,828.04

CASH - RESERVE

12-1200-00	South State Bank-Reserve-8403	30,597.35
12-1210-00	Synovus-Reserve-4800	447,870.26

Total CASH - RESERVE: \$478,467.61

ACCOUNTS RECEIVABLE

14-1400-00	Assessments Receivable	42,355.22
14-1450-00	Allowance for Doubtful Accounts	(20,874.00)

Total ACCOUNTS RECEIVABLE: \$21,481.22

OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	9,113.49
15-1550-00	Utility Deposits	370.00

Total OTHER CURRENT ASSETS: \$9,483.49

FIXED ASSETS

17-1700-00	Furniture & Equipment	27,075.00
17-1710-00	Office Equipment	5,158.93
17-1750-00	Accumulated Depreciation	(15,599.71)

Total FIXED ASSETS: \$16,634.22

Total Assets: **\$633,894.58**

Liabilities & Equity

ACCOUNTS PAYABLE

20-2000-00	Accounts Payable	3,620.00
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Total ACCOUNTS PAYABLE: \$3,620.00

OTHER LIABILITIES

21-2100-00	Prepaid Assessments	24,396.58
21-2101-00	Deferred Assessment	53,973.33
21-2107-00	Due to Alliance CAS	1,831.67

Total OTHER LIABILITIES: \$80,201.58

RESERVES

30-3010-00	Reserve Clubhouse	72,663.40
30-3020-00	Reserve Contingency	33,957.23
30-3025-00	Reserve - Contingency Sable Cove Legal	102,356.82
30-3030-00	Reserve Dock	38,017.50
30-3040-00	Reserve Landscape	25,691.26
30-3050-00	Reserve Pool	84,831.97



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End Date: 04/30/2022

30-3060-00	Reserve Roof	\$47,183.12	
30-3070-00	Reserve Road	22,257.31	
30-3080-00	Reserve Park / Sports Complex	51,433.37	
30-3090-00	Reserve Interest	75.63	
Total RESERVES:			\$478,467.61
EQUITY			
31-3100-00	Prior Years Surplus(Loss)	115,460.66	
Total EQUITY:			\$115,460.66
Net Income Gain / Loss		(43,855.27)	(\$43,855.27)
Total Liabilities & Equity:			\$633,894.58



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2022 to 04/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$26,986.67	\$26,986.67	\$-	\$107,786.67	\$107,946.68	(\$160.01)	\$323,840.00
4010-00 Roadway Special Assessment	1,020.00	340.00	680.00	2,040.00	1,360.00	680.00	4,080.00
4011-00 Capital Contribution	147.00	-	147.00	1,176.00	-	1,176.00	-
4012-00 Clubhouse Rental	150.00	-	150.00	375.00	-	375.00	-
4025-00 Interest Charges - Owners	-	-	-	1,713.95	-	1,713.95	-
4030-00 Legal Fees - Owner	-	-	-	187.50	-	187.50	-
4040-00 Violation Fees	-	-	-	(1,300.00)	-	(1,300.00)	-
4050-00 NSF Fee Income	6.00	-	6.00	6.00	-	6.00	-
4060-00 Pool & Boat Key	175.00	-	175.00	300.00	-	300.00	-
4080-00 Storage Fees	-	475.00	(475.00)	5,100.00	1,900.00	3,200.00	5,700.00
4090-00 Interest - Operating	2.65	-	2.65	10.16	-	10.16	-
4095-00 Interest - Reserve	19.16	-	19.16	75.63	-	75.63	-
Total INCOME	\$28,506.48	\$27,801.67	\$704.81	\$117,470.91	\$111,206.68	\$6,264.23	\$333,620.00
Total OPERATING INCOME	\$28,506.48	\$27,801.67	\$704.81	\$117,470.91	\$111,206.68	\$6,264.23	\$333,620.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,488.00	1,500.00	12.00	5,952.00	6,000.00	48.00	18,000.00
5002-00 Onsite staffing - Office	1,260.00	1,267.50	7.50	4,496.83	5,070.00	573.17	15,210.00
5003-00 Onsite staffing - Maintenance	1,600.00	1,943.50	343.50	6,570.22	7,774.00	1,203.78	23,322.00
5010-00 Office Expense & Supplies	-	166.67	166.67	1,137.52	666.68	(470.84)	2,000.00
5020-00 Postage	667.90	233.33	(434.57)	1,029.14	933.32	(95.82)	2,800.00
5025-00 License / Permits / Fees	-	41.67	41.67	61.25	166.68	105.43	500.00
5030-00 Accounting	-	150.00	150.00	1,500.00	600.00	(900.00)	1,800.00
5040-00 Community Events	-	41.67	41.67	-	166.68	166.68	500.00
5050-00 Insurance	1,722.67	1,916.67	194.00	7,674.69	7,666.68	(8.01)	23,000.00
5060-00 Legal	180.00	858.33	678.33	430.00	3,433.32	3,003.32	10,300.00
5070-00 Bank Service Charge	6.00	18.75	12.75	6.00	75.00	69.00	225.00
5080-00 Bad Debt	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
5085-00 Website Maintenance	-	66.67	66.67	425.19	266.68	(158.51)	800.00
5090-00 Reserve Study	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
Total ADMINISTRATIVE EXPENSES	\$6,924.57	\$8,704.76	\$1,780.19	\$29,282.84	\$34,819.04	\$5,536.20	\$104,457.00
UTILITIES							
5500-00 Electricity	1,443.41	1,250.00	(193.41)	6,113.04	5,000.00	(1,113.04)	15,000.00
5510-00 Water & Sewer	341.47	375.00	33.53	1,001.10	1,500.00	498.90	4,500.00
5520-00 Internet & Phone Service	254.87	250.00	(4.87)	1,010.41	1,000.00	(10.41)	3,000.00
Total UTILITIES	\$2,039.75	\$1,875.00	(\$164.75)	\$8,124.55	\$7,500.00	(\$624.55)	\$22,500.00
LANDSCAPE							
6000-00 Lawn Mowing	2,425.50	2,797.75	372.25	9,700.50	11,191.00	1,490.50	33,573.00
6010-00 Cleanup	2,500.00	1,416.67	(1,083.33)	3,000.00	5,666.68	2,666.68	17,000.00
6020-00 Mulch	1,080.00	458.33	(621.67)	2,580.00	1,833.32	(746.68)	5,500.00
6030-00 Tree Trimming	200.00	625.00	425.00	3,100.00	2,500.00	(600.00)	7,500.00
6040-00 Common Area Maintenance	-	583.33	583.33	1,943.60	2,333.32	389.72	7,000.00
6045-00 Dock Repair & Maintenance	-	300.00	300.00	-	1,200.00	1,200.00	3,600.00
6046-00 RV / Boat Area	-	250.00	250.00	245.00	1,000.00	755.00	3,000.00
6048-00 Fence Repair	-	166.67	166.67	600.00	666.68	66.68	2,000.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2022 to 04/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6050-00 Fertilization / Weed / Pest	\$-	\$437.50	\$437.50	\$1,532.00	\$1,750.00	\$218.00	\$5,250.00
6055-00 Fountain / Waterfall Repairs	1,176.00	250.00	(926.00)	1,691.00	1,000.00	(691.00)	3,000.00
6060-00 Irrigation	1,047.33	625.00	(422.33)	2,643.76	2,500.00	(143.76)	7,500.00
6070-00 Plants / Flowers	-	583.33	583.33	1,598.52	2,333.32	734.80	7,000.00
6080-00 Signage	-	833.33	833.33	76.15	3,333.32	3,257.17	10,000.00
6085-00 Streetlight Addition	-	-	-	4,554.85	-	(4,554.85)	-
6090-00 Lake / Pond	513.48	558.33	44.85	2,310.51	2,233.32	(77.19)	6,700.00
Total LANDSCAPE	\$8,942.31	\$9,885.24	\$942.93	\$35,575.89	\$39,540.96	\$3,965.07	\$118,623.00
BUILDING EXPENSES							
6300-00 General Repairs & Maintenance	1,558.18	-	(1,558.18)	1,558.18	-	(1,558.18)	-
6305-00 Maintenance Supplies	934.54	296.67	(637.87)	1,174.26	1,186.68	12.42	3,560.00
6320-00 Building Plumbing	-	83.33	83.33	-	333.32	333.32	1,000.00
6325-00 Building Electrical	-	166.67	166.67	-	666.68	666.68	2,000.00
6330-00 Alarm System	-	50.00	50.00	-	200.00	200.00	600.00
6340-00 Pest Control	-	41.67	41.67	-	166.68	166.68	500.00
6345-00 Termite Bond	-	25.00	25.00	-	100.00	100.00	300.00
6375-00 Equipment Rental & Repairs	-	12.50	12.50	50.00	50.00	-	150.00
6380-00 Parking Lot R & M	-	125.00	125.00	-	500.00	500.00	1,500.00
6385-00 Shed Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
6390-00 Clubhouse Maintenance	25.74	250.00	224.26	1,219.49	1,000.00	(219.49)	3,000.00
6395-00 Misc. Bldg Expense / Inventory	-	171.67	171.67	196.24	686.68	490.44	2,060.00
Total BUILDING EXPENSES	\$2,518.46	\$1,264.18	(\$1,254.28)	\$4,198.17	\$5,056.72	\$858.55	\$15,170.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	-	708.33	708.33	710.00	2,833.32	2,123.32	8,500.00
6505-00 Pool Chemicals / Supplies	-	83.33	83.33	-	333.32	333.32	1,000.00
6510-00 Pool Repairs & Maintenance	-	83.33	83.33	545.89	333.32	(212.57)	1,000.00
6515-00 Pool Refurbishment	14,684.01	-	(14,684.01)	57,177.20	-	(57,177.20)	-
6520-00 Pool Permit	-	20.83	20.83	-	83.32	83.32	250.00
6530-00 Sports Complex	-	83.33	83.33	726.01	333.32	(392.69)	1,000.00
6540-00 Security System	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
6550-00 Golf Cart Maintenance	-	66.67	66.67	-	266.68	266.68	800.00
6560-00 Playground Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
Total RECREATIONAL EXPENSES	\$14,684.01	\$1,920.82	(\$12,763.19)	\$59,159.10	\$7,683.28	(\$51,475.82)	\$23,050.00
RESERVE FUNDING							
7010-00 Clubhouse	1,450.00	483.33	(966.67)	2,900.00	1,933.32	(966.68)	5,800.00
7020-00 Contingency	2,335.00	778.33	(1,556.67)	4,670.00	3,113.32	(1,556.68)	9,340.00
7030-00 Dock	1,900.00	633.33	(1,266.67)	3,800.00	2,533.32	(1,266.68)	7,600.00
7040-00 Landscape	950.00	316.67	(633.33)	1,900.00	1,266.68	(633.32)	3,800.00
7050-00 Pool	2,400.00	800.00	(1,600.00)	4,800.00	3,200.00	(1,600.00)	9,600.00
7070-00 Road Reserve Expense	1,020.00	340.00	(680.00)	2,040.00	1,360.00	(680.00)	4,080.00
7080-00 Park / Sports Complex	2,400.00	800.00	(1,600.00)	4,800.00	3,200.00	(1,600.00)	9,600.00
7090-00 Reserve Interest	19.16	-	(19.16)	75.63	-	(75.63)	-
Total RESERVE FUNDING	\$12,474.16	\$4,151.66	(\$8,322.50)	\$24,985.63	\$16,606.64	(\$8,378.99)	\$49,820.00
Total OPERATING EXPENSE	\$47,583.26	\$27,801.66	(\$19,781.60)	\$161,326.18	\$111,206.64	(\$50,119.54)	\$333,620.00
Net Income:	(\$19,076.78)	\$0.01	(\$19,076.79)	(\$43,855.27)	\$0.04	(\$43,855.31)	\$0.00