

## Riverwood Plantation HOA

## Balance Sheet

As of April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
Synovus Operating 4417	134,232.74
Synovus MM-2800	46,578.88
Total Operating	180,811.62
Reserve	
Synovus Business MM-Reserve4800	204,286.96
Total Reserve	204,286.96
Total Checking/Savings	385,098.58
Accounts Receivable	
Accounts Receivable	61,037.98
Allowance for Doubtful Accounts	-13,500.00
Total Accounts Receivable	47,537.98
Other Current Assets	
Prepaid Insurance	11,700.00
Total Other Current Assets	11,700.00
Total Current Assets	444,336.56
Fixed Assets	
Office Equipment	2,502.44
Furniture and Equipment	25,902.67
Accumulated Depreciation	-21,663.43
Total Fixed Assets	6,741.68
Other Assets	
Utility Deposits	370.00
Total Other Assets	370.00
<b>TOTAL ASSETS</b>	<b>451,448.24</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Legal Fees Incurred	2,443.09
Due to Alliance CAS	1,831.67
Accrued Expense	2,500.00
Prepaid Assessment	41,832.50
Total Other Current Liabilities	48,607.26
Total Current Liabilities	48,607.26
Total Liabilities	48,607.26

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05/18/20

Accrual Basis

Riverwood Plantation HOA

Balance Sheet

As of April 30, 2020

	Apr 30, 20
Equity	
Reserve Fund Balance	
Road Fund	13,896.49
Interest	2,770.24
Clubhouse	44,303.82
Contingency	22,144.96
Dock	22,508.66
Landscape	17,810.23
Park/Sports Complex	32,842.95
Pool	31,188.61
Roof	16,857.57
Total Reserve Fund Balance	204,323.53
Retained Earnings	45,619.62
Operating Fund Balance	107,704.64
Net Income	45,193.19
Total Equity	402,840.98
TOTAL LIABILITIES & EQUITY	451,448.24

# Riverwood Plantation HOA

## Profit & Loss Budget vs. Actual

January through April 2020

	Jan - Apr 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessment	146,200.00	146,400.00	-200.00
Roadway Spec. Assessment	2,040.00	2,040.00	0.00
Late Fees	162.00		
<b>Total Income</b>	<b>148,402.00</b>	<b>148,440.00</b>	<b>-38.00</b>
<b>Gross Profit</b>	<b>148,402.00</b>	<b>148,440.00</b>	<b>-38.00</b>
<b>Expense</b>			
<b>Administrative</b>			
Accounting	1,595.00	1,800.00	-205.00
Bank Service Charge	208.69	33.36	175.33
Billing & Debt Collections	-1,024.48	666.64	-1,691.12
Community Events	0.00	166.64	-166.64
Insurance	0.00	5,633.36	-5,633.36
Legal	10,487.50	2,833.36	7,654.14
Licenses/Filing/Permits	70.00	133.36	-63.36
Management	9,459.60	9,600.00	-140.40
Miscellaneous	284.89	166.64	118.25
Office Expense	1,121.70	1,000.00	121.70
Postage	562.39	1,133.36	-570.97
Reserve Study	0.00	1,333.36	-1,333.36
Website Maintenance	328.00	200.00	128.00
<b>Total Administrative</b>	<b>23,093.29</b>	<b>24,700.08</b>	<b>-1,606.79</b>
<b>Bad Debt</b>	<b>0.00</b>	<b>1,000.00</b>	<b>-1,000.00</b>
<b>Common Utilities</b>			
Cable/Internet Service	872.86	733.36	139.50
Electricity	5,254.69	5,900.00	-645.31
Water/Sewer	1,312.28	1,566.64	-254.36
<b>Total Common Utilities</b>	<b>7,439.83</b>	<b>8,200.00</b>	<b>-760.17</b>
<b>Grounds</b>			
Cleanup	1,500.00	4,250.00	-2,750.00
Common Area Maintenance	6,430.67	1,166.64	5,264.03
Dock R&M	3,500.95	1,000.00	2,500.95
Fence Repair	885.00	166.64	718.36
Fertilization/Weed/Pest	1,331.66	1,833.36	-501.70
Fountain/Waterfall Repairs	320.00	1,000.00	-680.00
Irrigation	1,977.71	2,666.64	-688.93
Lake/Pond	1,320.00	1,800.00	-480.00
Lawn Mowing	4,410.00	10,433.36	-6,023.36
Miscellaneous	0.00	80.36	-80.36
Mulch	0.00	1,500.00	-1,500.00
Plants/Flowers	767.31	1,833.36	-1,066.05
RV/Boat Area	0.00	1,900.00	-1,900.00
Tree Trimming	0.00	2,500.00	-2,500.00
Signage	0.00	500.00	-500.00
<b>Total Grounds</b>	<b>22,443.30</b>	<b>32,630.36</b>	<b>-10,187.06</b>
<b>Payroll</b>	<b>8,353.19</b>	<b>6,400.00</b>	<b>1,953.19</b>

# Riverwood Plantation HOA

## Profit & Loss Budget vs. Actual

### January through April 2020

	Jan - Apr 20	Budget	\$ Over Budget
<b>Building Expenses</b>			
Clubhouse Maintenance	153.37	333.36	-179.99
Alarm System	0.00	100.00	-100.00
Electrical	0.00	333.36	-333.36
Equip. Rental & Repairs	0.00	50.00	-50.00
Interior & Exterior Pest	0.00	166.64	-166.64
Maintenance Supplies	2,301.33	933.36	1,367.97
Misc. Building Expenses	0.00	1,333.36	-1,333.36
Parking	0.00	166.64	-166.64
Plumbing	0.00	166.64	-166.64
Shed Maintenance	0.00	1,666.64	-1,666.64
Termite Bond	0.00	100.00	-100.00
<b>Total Building Expenses</b>	<b>2,454.70</b>	<b>5,350.00</b>	<b>-2,895.30</b>
<b>Recreation</b>			
Golf Cart Maintenance	0.00	166.64	-166.64
Playground Maintenance	0.00	166.64	-166.64
Security System	18,709.00	333.36	18,375.64
Pool Contract	2,600.00	2,733.36	-133.36
Pool Chemicals/Supplies	0.00	166.64	-166.64
Pool Furniture	0.00	1,666.64	-1,666.64
Pool Repairs	0.00	1,666.64	-1,666.64
Pool Permit	0.00	83.36	-83.36
Sports Complex	0.00	333.36	-333.36
<b>Total Recreation</b>	<b>21,309.00</b>	<b>7,316.64</b>	<b>13,992.36</b>
<b>Total Expense</b>	<b>85,093.31</b>	<b>85,597.08</b>	<b>-503.77</b>
<b>Net Ordinary Income</b>	<b>63,308.69</b>	<b>62,842.92</b>	<b>465.77</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Pool Keys	575.00	500.00	75.00
Clubhouse Rental	600.00	1,083.36	-483.36
RV/Boat Storage Fees	5,335.00	1,900.00	3,435.00
Misc. Income	230.00		
Reserve Interest	465.55		
Operating Interest	121.07		
<b>Total Other Income</b>	<b>7,326.62</b>	<b>3,483.36</b>	<b>3,843.26</b>
<b>Other Expense</b>			
Interest to Reserves	502.12		
<b>Reserve Funding</b>			
Road Fund	2,040.00	2,040.00	0.00
Clubhouse	2,900.00	2,900.00	0.00
Contingency	2,200.00	2,200.00	0.00
Dock	3,800.00	3,800.00	0.00
Landscape	1,900.00	1,900.00	0.00
Park/Sports Complex	7,300.00	7,300.00	0.00
Pool	4,800.00	4,800.00	0.00
<b>Total Reserve Funding</b>	<b>24,940.00</b>	<b>24,940.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>25,442.12</b>	<b>24,940.00</b>	<b>502.12</b>
<b>Net Other Income</b>	<b>-18,115.50</b>	<b>-21,456.64</b>	<b>3,341.14</b>
<b>Net Income</b>	<b>45,193.19</b>	<b>41,386.28</b>	<b>3,806.91</b>

# Riverwood Plantation HOA

## Profit & Loss Budget vs. Actual

### April 2020

	Apr 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessment	73,200.00	73,200.00	0.00
Roadway Spec. Assessment	1,020.00	1,020.00	0.00
<b>Total Income</b>	<b>74,220.00</b>	<b>74,220.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>74,220.00</b>	<b>74,220.00</b>	<b>0.00</b>
<b>Expense</b>			
<b>Administrative</b>			
Accounting	0.00	0.00	0.00
Bank Service Charge	0.00	8.34	-8.34
Billing & Debt Collections	24.63	166.66	-142.03
Community Events	0.00	41.66	-41.66
Insurance	0.00	1,408.34	-1,408.34
Legal	2,576.50	708.34	1,868.16
Licenses/Filing/Permits	0.00	33.34	-33.34
Management	2,376.55	2,400.00	-23.45
Miscellaneous	0.00	41.66	-41.66
Office Expense	395.23	250.00	145.23
Postage	179.84	283.34	-103.50
Reserve Study	0.00	333.34	-333.34
Website Maintenance	0.00	50.00	-50.00
<b>Total Administrative</b>	<b>5,552.75</b>	<b>5,725.02</b>	<b>-172.27</b>
Bad Debt	0.00	250.00	-250.00
<b>Common Utilities</b>			
Cable/Internet Service	219.30	183.34	35.96
Electricity	1,297.30	1,475.00	-177.70
Water/Sewer	348.69	391.66	-42.97
<b>Total Common Utilities</b>	<b>1,865.29</b>	<b>2,050.00</b>	<b>-184.71</b>
<b>Grounds</b>			
Cleanup	1,500.00	0.00	1,500.00
Common Area Maintenance	0.00	291.66	-291.66
Dock R&M	0.00	250.00	-250.00
Fence Repair	442.50	41.66	400.84
Fertilization/Weed/Pest	0.00	458.34	-458.34
Fountain/Waterfall Repairs	160.00	250.00	-90.00
Irrigation	489.90	666.66	-176.76
Lake/Pond	440.00	450.00	-10.00
Lawn Mowing	0.00	2,608.34	-2,608.34
Miscellaneous	0.00	20.09	-20.09
Mulch	0.00	375.00	-375.00
Plants/Flowers	691.00	458.34	232.66
RV/Boat Area	0.00	475.00	-475.00
Tree Trimming	0.00	625.00	-625.00
Signage	0.00	125.00	-125.00
<b>Total Grounds</b>	<b>3,723.40</b>	<b>7,095.09</b>	<b>-3,371.69</b>
<b>Payroll</b>	<b>2,523.11</b>	<b>1,600.00</b>	<b>923.11</b>

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Accrual Basis

# Riverwood Plantation HOA

## Profit & Loss Budget vs. Actual

### April 2020

	Apr 20	Budget	\$ Over Budget
<b>Building Expenses</b>			
Clubhouse Maintenance	10.65	83.34	-72.69
Alarm System	0.00	25.00	-25.00
Electrical	0.00	83.34	-83.34
Equip. Rental & Repairs	0.00	12.50	-12.50
Interior & Exterior Pest	0.00	41.66	-41.66
Maintenance Supplies	385.07	233.34	151.73
Misc. Building Expenses	0.00	333.34	-333.34
Parking	0.00	41.66	-41.66
Plumbing	0.00	41.66	-41.66
Shed Maintenance	0.00	416.66	-416.66
Termite Bond	0.00	25.00	-25.00
<b>Total Building Expenses</b>	<b>395.72</b>	<b>1,337.50</b>	<b>-941.78</b>
<b>Recreation</b>			
Golf Cart Maintenance	0.00	41.66	-41.66
Playground Maintenance	0.00	41.66	-41.66
Security System	17,093.25	83.34	17,009.91
Pool Contract	650.00	683.34	-33.34
Pool Chemicals/Supplies	0.00	41.66	-41.66
Pool Furniture	0.00	416.66	-416.66
Pool Repairs	0.00	416.66	-416.66
Pool Permit	0.00	20.84	-20.84
Sports Complex	0.00	83.34	-83.34
<b>Total Recreation</b>	<b>17,743.25</b>	<b>1,829.16</b>	<b>15,914.09</b>
<b>Total Expense</b>	<b>31,803.52</b>	<b>19,886.77</b>	<b>11,916.75</b>
<b>Net Ordinary Income</b>	<b>42,416.48</b>	<b>54,333.23</b>	<b>-11,916.75</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Pool Keys	0.00	125.00	-125.00
Clubhouse Rental	0.00	270.84	-270.84
RV/Boat Storage Fees	75.00	475.00	-400.00
Misc. Income	10.00		
Reserve Interest	130.29		
Operating Interest	6.13		
<b>Total Other Income</b>	<b>221.42</b>	<b>870.84</b>	<b>-649.42</b>
<b>Other Expense</b>			
Interest to Reserves	36.57		
<b>Reserve Funding</b>			
Road Fund	1,020.00	1,020.00	0.00
Clubhouse	1,450.00	1,450.00	0.00
Contingency	1,100.00	1,100.00	0.00
Dock	1,900.00	1,900.00	0.00
Landscape	950.00	950.00	0.00
Park/Sports Complex	3,650.00	3,650.00	0.00
Pool	2,400.00	2,400.00	0.00
<b>Total Reserve Funding</b>	<b>12,470.00</b>	<b>12,470.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>12,506.57</b>	<b>12,470.00</b>	<b>36.57</b>
<b>Net Other Income</b>	<b>-12,285.15</b>	<b>-11,599.16</b>	<b>-685.99</b>
<b>Net Income</b>	<b>30,131.33</b>	<b>42,734.07</b>	<b>-12,602.74</b>