

Riverwood Plantation HOA
Balance Sheet Prev Year Comparison
As of February 28, 2018 and February 28, 2019

	<u>Feb 28, 19</u>	<u>Feb 28, 18</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
FCB Operating 4417	45,855	45,056	799
FCB MM-2800	45,844	45,620	224
Total Operating	<u>91,699</u>	<u>90,676</u>	<u>1,023</u>
Reserve			
Regions Reserve 0493	0	-12	12
FCB Business MM-Reserve-4800	141,385	101,834	39,551
Total Reserve	<u>141,385</u>	<u>101,822</u>	<u>39,563</u>
Total Checking/Savings	<u>233,084</u>	<u>192,498</u>	<u>40,586</u>
Accounts Receivable			
Accounts Receivable	22,786	20,909	1,877
Allowance for Doubtful Accounts	-12,000	-13,800	1,800
Total Accounts Receivable	<u>10,786</u>	<u>7,109</u>	<u>3,677</u>
Other Current Assets			
Prepaid Insurance	8,400	7,881	519
Total Other Current Assets	<u>8,400</u>	<u>7,881</u>	<u>519</u>
Total Current Assets	<u>252,270</u>	<u>207,488</u>	<u>44,782</u>
Fixed Assets			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-12,641	-12,641	0
Total Fixed Assets	<u>14,389</u>	<u>14,389</u>	<u>0</u>
Other Assets			
Utility Deposits	370	370	0
Total Other Assets	<u>370</u>	<u>370</u>	<u>0</u>
TOTAL ASSETS	<u><u>267,029</u></u>	<u><u>222,247</u></u>	<u><u>44,782</u></u>

Riverwood Plantation HOA
Balance Sheet Prev Year Comparison
As of February 28, 2018 and February 28, 2019

	<u>Feb 28, 19</u>	<u>Feb 28, 18</u>	<u>Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Legal Fees Incurred	291	98	
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	7,000	3,350	3,650
Prepaid Assessment	45,918	41,015	4,903
Total Other Current Liabilities	<u>55,041</u>	<u>46,295</u>	<u>8,553</u>
Total Current Liabilities	<u>55,041</u>	<u>46,295</u>	<u>8,746</u>
Total Liabilities	55,041	46,295	8,746
Equity			
Reserve Fund Balance			
Road Fund	10,836	6,170	4,666
Interest	141	166	-25
Clubhouse	37,054	30,956	6,098
Contingency	12,895	5,285	7,610
Dock	13,009	5,307	7,702
Landscape	13,060	9,136	3,924
Park/Sports Complex	18,343	8,668	9,675
Pool	19,189	19,490	-301
Roof	16,858	16,667	191
Total Reserve Fund Balance	<u>141,385</u>	<u>101,845</u>	<u>39,540</u>
Retained Earnings	-48,020	-35,684	-12,336
Operating Fund Balance	107,705	107,705	0
Net Income	10,919	2,085	8,834
Total Equity	<u>211,989</u>	<u>175,951</u>	<u>36,038</u>
TOTAL LIABILITIES & EQUITY	<u><u>267,030</u></u>	<u><u>222,246</u></u>	<u><u>44,784</u></u>

Riverwood Plantation HOA
Statement of
Revenue and Expense
January 1 through February 28, 2019

	<u>Jan - Feb 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Ordinary Income/Expense			
Income			
Assessment	48,800	49,067	-267
Roadway Spec. Assessment	1,020	1,020	0
Legal Income	125		125
Fines & Penalties			0
Late Fees	115		115
Total Income	<u>50,060</u>	<u>50,087</u>	<u>-27</u>
Gross Profit	50,060	50,087	-27
Expense			
Administrative			
Accounting	195	300	105
Bank Service Charge	0	17	17
Billing & Debt Collection	509	333	-176
Community Events	0	83	83
Insurance	2,400	2,333	-67
Legal	5,043	1,250	-3,793
Licenses/Filing/Permits	70	33	-37
Management	4,616	4,800	184
Miscellaneous	0	83	83
Office Expense	332	500	168
Postage	39	417	378
Website Maintenance	112	50	-62
Total Administrative	<u>13,316</u>	<u>10,199</u>	<u>-3,117</u>
Bad Debt	500	500	0
Common Utilites			
Cable/Internet Service	209	367	158
Electricity	3,230	3,050	-180
Water/Sewer	796	717	-79
Total Common Utilites	<u>4,235</u>	<u>4,134</u>	<u>-101</u>
Grounds			
Cleanup	600	600	
Common Area Maintenance	0	667	667
Dock R&M	0	583	583
Fence Repair	0	83	83
Fertilization/Weed/Pest	666	667	1
Fountain/Waterfall Repairs	397	500	103
Irrigation	1,902	1,000	-902
Lake/Pond	1,202	900	-302
Lawn Mowing	4,105	5,300	1,195

Riverwood Plantation HOA
Statement of
Revenue and Expense
January 1 through February 28, 2019

	<u>Jan - Feb 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Miscellaneous	0	83	
Mulch	0	750	750
Plants/Flowers	1,493	917	-576
RV/Boat Area	200	950	750
Tree Trimming	0	1,250	1,250
Signage	0	167	167
Total Grounds	<u>10,565</u>	<u>14,417</u>	<u>3,769</u>
Payroll	2,602	2,800	198
Building Expenses			
Clubhouse Maintenance	158	167	9
Alarm System	0	50	50
Electrical	0	167	167
Equip. Rental & Repairs	0	25	25
Interior & Exterior Pest	0	83	83
Maintenance Supplies	478	467	-11
Misc. Building Expenses	0	467	467
Parking	0	83	83
Plumbing	0	83	83
Shed Maintenance	0	417	417
Termite Bond	0	50	50
Total Building Expenses	<u>636</u>	<u>2,059</u>	<u>1,423</u>
Recreation			
Golf Cart Maintenance	0	83	83
Playground Maintenance	0	83	83
Pool Contract	1,300	1,500	200
Pool Chemicals/Supplies	0	83	83
Pool Furniture	0	833	833
Pool Repairs	0	833	833
Pool Permit	0	42	42
Sports Complex	0	167	167
Total Recreation	<u>1,300</u>	<u>3,624</u>	<u>2,324</u>
Total Expense	<u>33,154</u>	<u>37,733</u>	<u>4,579</u>
Net Ordinary Income	16,906	12,354	4,552

Riverwood Plantation HOA
Statement of
Revenue and Expense
January 1 through February 28, 2019

	<u>Jan - Feb 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Other Income/Expense			
Other Income			
Pool Keys	350	250	100
Clubhouse Rental	225	500	-275
RV/Boat Storage Fees	5,725	5,700	25
Misc Income	150		150
Reserve Interest	141		141
Operating Interest	33		33
Total Other Income	<u>6,624</u>	<u>6,450</u>	<u>174</u>
Other Expense			
Interest to Reserves	141		141
Reserve Funding			
Road Fund	1,020	1,020	0
Clubhouse	1,450	1,450	0
Contingency	2,350	2,350	0
Dock	1,900	1,900	0
Landscape	950	950	0
Park/Sports Complex	2,400	2,400	0
Pool	2,400	2,400	0
Total Reserve Funding	<u>12,470</u>	<u>12,470</u>	<u>0</u>
Total Other Expense	<u>12,611</u>	<u>12,470</u>	<u>141</u>
Net Other Income	<u>-5,987</u>	<u>-6,020</u>	<u>315</u>
Net Income	<u><u>10,919</u></u>	<u><u>6,334</u></u>	<u><u>4,585</u></u>

Riverwood Plantation HOA
Statement of Cash Flows
 January 1 through February 28, 2019

	Jan - Feb 19
OPERATING ACTIVITIES	
Net Income	10,919
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-6,322
Allowance for Doubtful Accounts	500
Prepaid Insurance	2,400
Legal Fees Incurred	291
Accrued Expense	873
Prepaid Assessment	3,924
Net cash provided by Operating Activities	12,585
FINANCING ACTIVITIES	
Reserve Fund Balance:Road Fund	3,060
Reserve Fund Balance:Interest	141
Reserve Fund Balance:Clubhouse	1,450
Reserve Fund Balance:Contingency	2,350
Reserve Fund Balance:Dock	1,900
Reserve Fund Balance:Landscape	950
Reserve Fund Balance:Park/Sports Complex	2,400
Reserve Fund Balance:Pool	2,400
Net cash provided by Financing Activities	14,651
Net cash increase for period	27,236
Cash at beginning of period	205,848
Cash at end of period	233,084