

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

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As of February 28, 2018 and February 28, 2019

	Feb 28, 19	Feb 28, 18	Change
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	55,041	46,295	8,553
Total Current Liabilities	55,041	46,295	8,746
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	141,385	101,845	39,540
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	211,989	175,951	36,038
TOTAL LIABILITIES & EQUITY	267,030	222,246	44,784

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

	Jan - Feb 19	Budget	Variance Fav/(Unfav)
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	50,060	50,087	-27
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	13,316	10,199	-3,117
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	4,235	4,134	-101
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

	Jan - Feb 19	Budget	Variance Fav/(Unfav)
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	10,565	14,417	3,769
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	636	2,059	1,423
Recreation			
Golf Cart Maintenace	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	1,300	3,624	2,324
Total Expense	33,154	37,733	4,579
Net Ordinary Income	16,906	12,354	4,552

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

	Jan - Feb 19	Budget	Variance Fav/(Unfav)
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	6,624	6,450	174
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	12,470	12,470	0
Total Other Expense	12,611	12,470	141
Net Other Income	-5,987	-6,020	315
Net Income	10,919	6,334	4,585

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

	<u>Jan - Feb 19</u>
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	<u>12,585</u>
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	<u>14,651</u>
Net cash increase for period	<u>27,236</u>
Cash at beginning of period	205,848
Cash at end of period	<u><u>233,084</u></u>