

Riverwood Plantation HOA
Balance Sheet Prev Year Comparison
As of May 31, 2019 and May 31, 2018

	<u>May 31, 2019</u>	<u>May 31, 2018</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
FCB Operating 4417	45,828	42,930	2,898
FCB MM-2800	46,028	45,678	350
Total Operating	<u>91,856</u>	<u>88,608</u>	<u>3,248</u>
Reserve			
FCB Business MM-Reserve-4800	153,416	113,422	39,994
Total Reserve	<u>153,416</u>	<u>113,422</u>	<u>39,994</u>
Total Checking/Savings	245,272	202,030	43,242
Accounts Receivable			
Accounts Receivable	20,702	19,709	993
Allowance for Doubtful Accounts	-12,750	-16,700	3,950
Total Accounts Receivable	<u>7,952</u>	<u>3,009</u>	<u>4,943</u>
Other Current Assets			
Prepaid Expenses	1,020	0	1,020
Prepaid Insurance	4,800	4,881	-81
Total Other Current Assets	<u>5,820</u>	<u>4,881</u>	<u>939</u>
Total Current Assets	<u>259,044</u>	<u>209,920</u>	<u>49,124</u>
Fixed Assets			
Office Equipment	2,502	1,127	1,375
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-17,871	-12,641	-5,230
Total Fixed Assets	<u>10,534</u>	<u>14,389</u>	<u>-3,855</u>
Other Assets			
Utility Deposits	370	370	0
Total Other Assets	<u>370</u>	<u>370</u>	<u>0</u>
TOTAL ASSETS	<u><u>269,948</u></u>	<u><u>224,679</u></u>	<u><u>45,269</u></u>
LIABILITIES & EQUITY			

Riverwood Plantation HOA
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As of May 31, 2019 and May 31, 2018

	<u>May 31, 2019</u>	<u>May 31, 2018</u>	<u>Change</u>
Liabilities			
Current Liabilities			
Other Current Liabilities			
Legal Fees Incurred	769	345	424
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	17,720	4,600	13,120
Prepaid Assessment	44,508	39,520	4,988
Total Other Current Liabilities	<u>64,829</u>	<u>46,297</u>	<u>18,532</u>
Total Current Liabilities	<u>64,829</u>	<u>46,297</u>	<u>18,532</u>
Total Liabilities	64,829	46,297	18,532
Equity			
Reserve Fund Balance			
Road Fund	10,836	6,680	4,156
Interest	723	464	259
Clubhouse	38,504	32,386	6,118
Contingency	15,245	7,012	8,233
Dock	14,909	7,214	7,695
Landscape	14,010	10,089	3,921
Park/Sports Complex	20,743	11,051	9,692
Pool	21,589	13,912	7,677
Roof	16,858	16,667	191
Total Reserve Fund Balance	<u>153,417</u>	<u>105,475</u>	<u>47,942</u>
Retained Earnings	-53,103	-35,726	-17,377
Operating Fund Balance	107,705	107,705	0
Net Income	-2,900	929	-3,829
Total Equity	<u>205,119</u>	<u>178,383</u>	<u>26,736</u>
TOTAL LIABILITIES & EQUITY	<u><u>269,948</u></u>	<u><u>224,680</u></u>	<u><u>45,268</u></u>

Riverwood Plantation HOA
Statement of Revenue and Expense
January 1 through May 31, 2019

	<u>Jan - May 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Ordinary Income/Expense			
Income			
Assessment	122,733	122,667	66
Roadway Spec. Assessment	2,040	2,040	0
Legal Income	400		400
Late Fees	96		96
Total Income	<u>125,559</u>	<u>124,707</u>	<u>852</u>
Gross Profit	125,559	124,707	852
Expense			
Administrative			
Accounting	1,595	1,800	205
Bank Service Charge	0	42	42
Billing & Debt Collection	508	833	325
Community Events	0	208	208
Insurance	6,000	5,833	-167
Legal	34,048	3,125	-30,923
Licenses/Filing/Permits	349	83	-266
Management	11,605	12,000	395
Miscellaneous	0	208	208
Office Expense	997	1,250	253
Postage	774	1,042	268
Website Maintenance	258	125	-133
Total Administrative	<u>56,134</u>	<u>26,549</u>	<u>-29,585</u>
Bad Debt	1,250	1,250	0
Common Utilites			
Cable/Internet Service	992	917	-75
Electricity	6,958	7,625	667
Water/Sewer	1,907	1,792	-115
Total Common Utilites	<u>9,857</u>	<u>10,334</u>	<u>477</u>
Grounds			
Cleanup	600	10,000	9,400
Common Area Maintenance	0	1,667	1,667
Dock R&M	430	1,458	1,028
Fence Repair	2,263	1,667	-596
Fertilization/Weed/Pest	0	208	208
Fountain/Waterfall Repairs	635	1,250	615
Irrigation	2,254	2,500	246
Lake/Pond	2,480	2,250	-230
Lawn Mowing	10,420	13,250	2,830
Miscellaneous	0	208	208

Riverwood Plantation HOA
Statement of Revenue and Expense
 January 1 through May 31, 2019

	<u>Jan - May 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Mulch	0	1,875	1,875
Plants/Flowers	3,077	2,292	-785
RV/Boat Area	1,037	2,375	1,338
Tree Trimming	300	3,125	2,825
Signage	0	417	417
Total Grounds	<u>23,496</u>	<u>44,542</u>	<u>21,046</u>
Payroll	6,913	7,000	87
Building Expenses			
Clubhouse Maintenance	5,220	417	-4,803
Alarm System	0	125	125
Electrical	0	417	417
Equip. Rental & Repairs	0	63	63
Interior & Exterior Pest	0	208	208
Maintenance Supplies	808	1,167	359
Misc. Building Expenses	4,000	1,167	-2,833
Parking	0	208	208
Plumbing	0	208	208
Shed Maintenance	0	1,042	1,042
Termite Bond	0	125	125
Total Building Expenses	<u>10,028</u>	<u>5,147</u>	<u>-4,881</u>
Recreation			
Golf Cart Maintenance	0	208	208
Playground Maintenance	0	208	208
Pool Contract	3,250	3,750	500
Pool Chemicals/Supplies	0	208	208
Pool Furniture	0	2,083	2,083
Pool Repairs	120	2,083	1,963
Pool Permit	0	104	104
Sports Complex	0	417	417
Total Recreation	<u>3,370</u>	<u>9,061</u>	<u>5,691</u>
Total Expense	<u>111,048</u>	<u>103,883</u>	<u>-7,165</u>
Net Ordinary Income	<u>14,511</u>	<u>20,824</u>	<u>-6,313</u>

Riverwood Plantation HOA
Statement of Revenue and Expense
January 1 through May 31, 2019

	<u>Jan - May 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Other Income/Expense			
Other Income			
Pool Keys	525	625	-100
Clubhouse Rental	1,025	1,250	-225
RV/Boat Storage Fees	5,465	5,700	-235
Misc Income	300		300
Reserve Interest	723		723
Operating Interest	216		216
Total Other Income	<u>8,254</u>	<u>7,575</u>	<u>679</u>
Other Expense			
Interest to Reserves	723		723
Reserve Funding			
Road Fund	2,040	2,040	0
Clubhouse	2,900	2,900	0
Contingency	4,700	4,700	0
Dock	3,800	3,800	0
Landscape	1,900	1,900	0
Park/Sports Complex	4,800	4,800	0
Pool	4,800	4,800	0
Total Reserve Funding	<u>24,940</u>	<u>24,940</u>	<u>0</u>
Total Other Expense	<u>25,663</u>	<u>24,940</u>	<u>723</u>
Net Other Income	<u>-17,409</u>	<u>-17,365</u>	<u>1,402</u>
Net Income	<u>-2,898</u>	<u>3,459</u>	<u>-6,357</u>

Riverwood Plantation HOA
Statement of Cash Flows
 January 1 through May 31, 2019

	<u>Jan - May 19</u>
OPERATING ACTIVITIES	
Net Income	-2,900
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-4,090
Allowance for Doubtful Accounts	1,250
Prepaid Expenses	-1,020
Prepaid Insurance	6,000
Legal Fees Incurred	769
Accrued Expense	11,593
Prepaid Assessment	2,514
Net cash provided by Operating Activities	<u>14,116</u>
INVESTING ACTIVITIES	
Office Equipment	-1,376
Net cash provided by Investing Activities	<u>-1,376</u>
FINANCING ACTIVITIES	
Reserve Fund Balance:Road Fund	3,060
Reserve Fund Balance:Interest	723
Reserve Fund Balance:Clubhouse	2,900
Reserve Fund Balance:Contingency	4,700
Reserve Fund Balance:Dock	3,800
Reserve Fund Balance:Landscape	1,900
Reserve Fund Balance:Park/Sports Complex	4,800
Reserve Fund Balance:Pool	4,800
Net cash provided by Financing Activities	<u>26,683</u>
Net cash increase for period	39,423
Cash at beginning of period	205,848
Cash at end of period	<u><u>245,271</u></u>