

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

	<u>Mar 31, 19</u>	<u>Mar 31, 18</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
FCB Operating 4417	39,280	43,215	-3,935
FCB MM-2800	<u>45,899</u>	<u>45,639</u>	<u>259</u>
Total Operating	<u>85,179</u>	<u>88,854</u>	<u>-3,675</u>
Reserve			
Regions Reserve 0493	0	-12	12
FCB Business MM-Reserve-4800	<u>141,552</u>	<u>101,928</u>	<u>39,624</u>
Total Reserve	<u>141,552</u>	<u>101,916</u>	<u>39,636</u>
Total Checking/Savings	<u>226,732</u>	<u>190,770</u>	<u>35,961</u>
Accounts Receivable			
Accounts Receivable	16,835	11,160	5,675
Allowance for Doubtful Accounts	<u>-12,250</u>	<u>-14,800</u>	<u>2,550</u>
Total Accounts Receivable	<u>4,585</u>	<u>-3,640</u>	<u>8,225</u>
Other Current Assets			
Prepaid Expense	2,040	0	2,040
Prepaid Insurance	<u>7,200</u>	<u>6,881</u>	<u>319</u>
Total Other Current Assets	<u>9,240</u>	<u>6,881</u>	<u>2,359</u>
Total Current Assets	<u>240,556</u>	<u>194,011</u>	<u>46,545</u>
Fixed Assets			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	<u>-17,871</u>	<u>-12,641</u>	<u>-5,230</u>
Total Fixed Assets	<u>9,158</u>	<u>14,388</u>	<u>-5,230</u>
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>250,084</u></u>	<u><u>208,769</u></u>	<u><u>41,315</u></u>

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As of March 31, 2019 and March 31, 2018

	<u>Mar 31, 19</u>	<u>Mar 31, 18</u>	<u>Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Legal Fees Incurred	669	98	572
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	6,000	5,450	550
Prepaid Assessment	32,461	27,456	5,005
Total Other Current Liabilities	<u>40,962</u>	<u>34,835</u>	<u>5,555</u>
Total Current Liabilities	<u>40,962</u>	<u>34,835</u>	<u>6,126</u>
Total Liabilities	<u>40,962</u>	<u>34,835</u>	<u>6,126</u>
Equity			
Reserve Fund Balance			
Road Fund	10,836	6,170	4,666
Interest	309	261	48
Clubhouse	37,054	30,956	6,098
Contingency	12,895	5,285	7,610
Dock	13,009	5,307	7,701
Landscape	13,060	9,136	3,925
Park/Sports Complex	18,343	8,668	9,675
Pool	19,189	19,490	-302
Roof	16,858	16,667	191
Total Reserve Fund Balance	<u>141,552</u>	<u>101,940</u>	<u>39,612</u>
Retained Earnings	-53,100	-35,726	-17,374
Operating Fund Balance	107,705	107,705	0
Net Income	12,966	15	12,951
Total Equity	<u>209,122</u>	<u>173,934</u>	<u>35,189</u>
TOTAL LIABILITIES & EQUITY	<u><u>250,084</u></u>	<u><u>208,769</u></u>	<u><u>41,315</u></u>

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

	Jan - Mar 19	Budget	Variance Fav/(Unfav)
Ordinary Income/Expense			
Income			
Assessment	73,200	73,600	-400
Roadway Spec. Assessment	1,020	1,020	0
Legal Income	290		290
Late Fees	105		105
Total Income	74,615	74,620	-5
Gross Profit	74,615	74,620	-5
Expense			
Administrative			
Accounting	1,595	1,800	205
Bank Service Charge	0	25	25
Billing & Debt Collection	455	500	45
Community Events	0	125	125
Insurance	3,600	3,500	-100
Legal	11,025	1,875	-9,150
Licenses/Filing/Permits	70	50	-20
Management	6,945	7,200	255
Miscellaneous	0	125	125
Office Expense	462	750	288
Postage	259	625	366
Website Maintenance	198	75	-123
Total Administrative	24,609	16,650	-7,959
Bad Debt	750	750	0
Common Utilites			
Cable/Internet Service	464	550	86
Electricity	4,371	4,575	204
Water/Sewer	1,107	1,075	-32
Total Common Utilites	5,942	6,200	258
Grounds			
Cleanup	600	600	0
Common Area Maintenance	0	1,000	1,000
Dock R&M	0	875	875
Fence Repair	0	125	125
Fertilization/Weed/Pest	1,597	1,000	-597
Fountain/Waterfall Repairs	479	750	271
Irrigation	1,902	1,500	-402
Lake/Pond	1,628	1,350	-278
Lawn Mowing	6,210	7,950	1,740
Miscellaneous	0	125	

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

	Jan - Mar 19	Budget	Variance Fav/(Unfav)
Mulch	0	1,125	1,125
Plants/Flowers	1,493	1,375	-118
RV/Boat Area	337	1,425	1,088
Tree Trimming	0	1,875	1,875
Signage	0	250	250
Total Grounds	14,246	21,325	6,954
Payroll	3,875	4,200	325
Building Expenses			
Clubhouse Maintenance	158	250	92
Alarm System	0	75	75
Electrical	0	250	250
Equip. Rental & Repairs	0	38	38
Interior & Exterior Pest	0	125	125
Maintenance Supplies	530	700	170
Misc. Building Expenses	4,000	700	-3,300
Parking	0	125	125
Plumbing	0	125	125
Shed Maintenance	0	625	625
Termite Bond	0	75	75
Total Building Expenses	4,688	3,088	-1,600
Recreation			
Golf Cart Maintenance	0	125	125
Playground Maintenance	0	125	125
Pool Contract	1,950	2,250	300
Pool Chemicals/Supplies	0	125	125
Pool Furniture	0	1,250	1,250
Pool Repairs	0	1,250	1,250
Pool Permit	0	63	63
Sports Complex	0	250	250
Total Recreation	1,950	5,438	3,488
Total Expense	56,060	57,651	1,591
Net Ordinary Income	18,555	16,969	1,586

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

	Jan - Mar 19	Budget	Variance Fav/(Unfav)
Other Income/Expense			
Other Income			
Pool Keys	425	375	50
Clubhouse Rental	525	750	-225
RV/Boat Storage Fees	5,625	5,700	-75
Misc Income	220		220
Reserve Interest	309		309
Operating Interest	87		87
Total Other Income	7,191	6,825	366
Other Expense			
Interest to Reserves	309		309
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	12,779	12,470	309
Net Other Income	-5,588	-5,645	675
Net Income	12,967	11,324	1,643

Riverwood Plantation HOA Statement of Cash Flows

January 1 through March 31, 2019

	<u>Jan - Mar 19</u>
OPERATING ACTIVITIES	
Net Income	12,966
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-220
Allowance for Doubtful Accounts	750
Prepaid Expenses	-2,040
Prepaid Insurance	3,600
Legal Fees Incurred	669
Accrued Expense	-127
Prepaid Assessment	-9,532
Net cash provided by Operating Activities	<u>6,066</u>
FINANCING ACTIVITIES	
Reserve Fund Balance: Road Fund	3,060
Reserve Fund Balance: Interest	309
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>14,819</u>
Net cash increase for period	20,885
Cash at beginning of period	205,848
Cash at end of period	<u><u>226,733</u></u>