

**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>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Operating</b>			
FCB Operating 4417	39,280	43,215	-3,935
FCB MM-2800	45,899	45,639	259
<b>Total Operating</b>	<u>85,179</u>	<u>88,854</u>	<u>-3,675</u>
<b>Reserve</b>			
Regions Reserve 0493	0	-12	12
FCB Business MM-Reserve-4800	141,552	101,928	39,624
<b>Total Reserve</b>	<u>141,552</u>	<u>101,916</u>	<u>39,636</u>
<b>Total Checking/Savings</b>	<u>226,732</u>	<u>190,770</u>	<u>35,961</u>
<b>Accounts Receivable</b>			
Accounts Receivable	16,835	11,160	5,675
Allowance for Doubtful Accounts	-12,250	-14,800	2,550
<b>Total Accounts Receivable</b>	<u>4,585</u>	<u>-3,640</u>	<u>8,225</u>
<b>Other Current Assets</b>			
Prepaid Expense	2,040	0	2,040
Prepaid Insurance	7,200	6,881	319
<b>Total Other Current Assets</b>	<u>9,240</u>	<u>6,881</u>	<u>2,359</u>
<b>Total Current Assets</b>	<u>240,556</u>	<u>194,011</u>	<u>46,545</u>
<b>Fixed Assets</b>			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-17,871	-12,641	-5,230
<b>Total Fixed Assets</b>	<u>9,158</u>	<u>14,388</u>	<u>-5,230</u>
<b>Other Assets</b>			
Utility Deposits	370	370	0
<b>Total Other Assets</b>	<u>370</u>	<u>370</u>	<u>0</u>
<b>TOTAL ASSETS</b>	<u><u>250,084</u></u>	<u><u>208,769</u></u>	<u><u>41,315</u></u>

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	<u>Mar 31, 19</u>	<u>Mar 31, 18</u>	<u>Change</u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
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
<b>Total Other Current Liabilities</b>	<u>40,962</u>	<u>34,835</u>	<u>5,555</u>
<b>Total Current Liabilities</b>	<u>40,962</u>	<u>34,835</u>	<u>6,126</u>
<b>Total Liabilities</b>	40,962	34,835	6,126
<b>Equity</b>			
<b>Reserve Fund Balance</b>			
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
<b>Total Reserve Fund Balance</b>	<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
<b>Total Equity</b>	<u>209,122</u>	<u>173,934</u>	<u>35,189</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<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**

	<b>Jan - Mar 19</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessment	73,200	73,600	-400
Roadway Spec. Assessment	1,020	1,020	0
Legal Income	290		290
Late Fees	105		105
<b>Total Income</b>	<b>74,615</b>	<b>74,620</b>	<b>-5</b>
<b>Gross Profit</b>	<b>74,615</b>	<b>74,620</b>	<b>-5</b>
<b>Expense</b>			
<b>Administrative</b>			
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
<b>Total Administrative</b>	<b>24,609</b>	<b>16,650</b>	<b>-7,959</b>
Bad Debt	750	750	0
<b>Common Utilites</b>			
Cable/Internet Service	464	550	86
Electricity	4,371	4,575	204
Water/Sewer	1,107	1,075	-32
<b>Total Common Utilites</b>	<b>5,942</b>	<b>6,200</b>	<b>258</b>
<b>Grounds</b>			
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	

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**Statement of**  
**Revenue and Expense**  
**January 1 through March 31, 2019**

	<b>Jan - Mar 19</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
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
<b>Total Grounds</b>	<b>14,246</b>	<b>21,325</b>	<b>6,954</b>
<b>Payroll</b>	<b>3,875</b>	<b>4,200</b>	<b>325</b>
<b>Building Expenses</b>			
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
<b>Total Building Expenses</b>	<b>4,688</b>	<b>3,088</b>	<b>-1,600</b>
<b>Recreation</b>			
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
<b>Total Recreation</b>	<b>1,950</b>	<b>5,438</b>	<b>3,488</b>
<b>Total Expense</b>	<b>56,060</b>	<b>57,651</b>	<b>1,591</b>
<b>Net Ordinary Income</b>	<b>18,555</b>	<b>16,969</b>	<b>1,586</b>

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

	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
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
<b>Total Other Income</b>	<u>7,191</u>	<u>6,825</u>	<u>366</u>
<b>Other Expense</b>			
Interest to Reserves	309		309
<b>Reserve Funding</b>			
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
<b>Total Reserve Funding</b>	<u>12,470</u>	<u>12,470</u>	<u>0</u>
<b>Total Other Expense</b>	<u>12,779</u>	<u>12,470</u>	<u>309</u>
<b>Net Other Income</b>	<u>-5,588</u>	<u>-5,645</u>	<u>675</u>
<b>Net Income</b>	<u><u>12,967</u></u>	<u><u>11,324</u></u>	<u><u>1,643</u></u>

# Riverwood Plantation HOA Statement of Cash Flows

January 1 through March 31, 2019

	<u>Jan - Mar 19</u>
<b>OPERATING ACTIVITIES</b>	
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>
<b>FINANCING ACTIVITIES</b>	
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>