

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

	<u>Aug 31, 2019</u>	<u>Aug 31, 2018</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
FCB Operating 4417	77,949	36,017	41,932
FCB MM-2800	46,198	45,735	463
Total Operating	<u>124,147</u>	<u>81,752</u>	<u>42,395</u>
Reserve			
FCB Business MM-Reserve-4800	165,445	114,992	50,453
Total Reserve	<u>165,445</u>	<u>114,992</u>	<u>50,453</u>
Total Checking/Savings	<u>289,592</u>	<u>196,744</u>	<u>92,848</u>
Accounts Receivable			
Accounts Receivable	51,118	17,908	33,210
Allowance for Doubtful Accounts	-11,935	-17,011	5,076
Total Accounts Receivable	<u>39,183</u>	<u>897</u>	<u>38,286</u>
Other Current Assets			
Prepaid Expense	0	2,500	-2,500
Prepaid Insurance	1,518	2,171	-653
Total Other Current Assets	<u>1,518</u>	<u>4,671</u>	<u>-653</u>
Total Current Assets	<u>330,293</u>	<u>202,312</u>	<u>130,481</u>
Fixed Assets			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-17,871	-12,641	-5,230
Total Fixed Assets	<u>9,159</u>	<u>14,389</u>	<u>-5,230</u>
Other Assets			
Utility Deposits	370	370	0
Total Other Assets	<u>370</u>	<u>370</u>	<u>0</u>
TOTAL ASSETS	<u><u>339,822</u></u>	<u><u>217,071</u></u>	<u><u>125,251</u></u>
LIABILITIES & EQUITY			

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

	<u>Aug 31, 2019</u>	<u>Aug 31, 2018</u>	<u>Change</u>
Liabilities			
Current Liabilities			
Other Current Liabilities			
Legal Fees Incurred	357	408	-51
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	2,500	4,000	-1,500
Prepaid Assessment	35,655	37,119	-1,464
Total Other Current Liabilities	<u>40,344</u>	<u>43,359</u>	<u>-3,015</u>
Total Current Liabilities	<u>40,344</u>	<u>43,359</u>	<u>-3,015</u>
Total Liabilities	<u>40,344</u>	<u>43,359</u>	<u>-3,015</u>
Equity			
Reserve Fund Balance			
Road Fund	10,836	7,190	3,646
Interest	1,302	786	516
Clubhouse	39,954	33,815	6,139
Contingency	17,595	8,738	8,857
Dock	16,809	9,120	7,689
Landscape	14,960	11,042	3,918
Park/Sports Complex	23,143	13,434	9,709
Pool	23,989	14,213	9,776
Roof	16,858	16,667	191
Total Reserve Fund Balance	<u>165,446</u>	<u>115,005</u>	<u>50,441</u>
Retained Earnings	-53,103	-35,726	-17,377
Operating Fund Balance	107,705	107,705	0
Net Income	79,430	-13,270	92,700
Total Equity	<u>299,478</u>	<u>173,714</u>	<u>125,764</u>
TOTAL LIABILITIES & EQUITY	<u>339,822</u>	<u>217,073</u>	<u>122,749</u>

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

	Jan - Aug 2019	Budget	Variance Fav/(Unfav)
Ordinary Income/Expense			
Income			
Special Assessment	71,600	71,600	0
Regular Assessment	195,733	196,267	-534
Roadway Spec. Assessment	3,060	3,060	0
Legal Income	1,350		1,350
Fines & Penalties	290		290
Late Fees	93		93
Total Income	272,126	270,927	1,199
Gross Profit	272,126	270,927	1,199
Expense			
Administrative			
Accounting	1,595	1,800	205
Bank Service Charge	0	67	67
Billing & Debt Collection	810	1,333	523
Community Events	175	333	158
Insurance	9,600	9,333	-267
Legal	33,136	5,000	-28,136
Licenses/Filing/Permits	349	133	-216
Management	18,595	19,200	605
Miscellaneous	0	333	333
Office Expense	3,121	2,000	-1,121
Postage	2,189	1,667	-522
Website Maintenance	430	200	-230
Total Administrative	70,000	41,399	-28,601
Bad Debt	2,000	2,000	0
Common Utilites			
Cable/Internet Service	1,720	1,467	-253
Electricity	10,736	12,200	1,464
Water/Sewer	2,998	2,867	-131
Total Common Utilites	15,454	16,534	1,080
Grounds			
Cleanup	600	600	0
Common Area Maintenance	200	2,667	2,467
Dock R&M	430	2,333	1,903
Fence Repair	399	333	-66
Fertilization/Weed/Pest	3,355	2,667	-688
Fountain/Waterfall Repairs	3,431	2,000	-1,431
Irrigation	6,554	4,000	-2,554
Lake/Pond	3,800	3,600	-200

Riverwood Plantation HOA

Statement of Revenue and Expense

January 1 through August 31, 2019

	Jan - Aug 2019	Budget	Variance Fav/(Unfav)
Lawn Mowing	17,085	21,200	4,115
Miscellaneous	318	333	15
Mulch	0	3,000	3,000
Plants/Flowers	3,305	3,667	362
RV/Boat Area	1,337	3,800	2,463
Tree Trimming	300	5,000	4,700
Signage	0	667	667
Total Grounds	41,114	55,867	14,753
Payroll	12,056	11,200	-856
Building Expenses			
Clubhouse Maintenance	9,076	667	-8,409
Alarm System	0	200	200
Electrical	0	667	667
Equip. Rental & Repairs	0	100	100
Interior & Exterior Pest	0	333	333
Maintenance Supplies	1,681	1,867	186
Misc. Building Expenses	4,885	1,867	-3,018
Parking	0	333	333
Plumbing	0	333	333
Shed Maintenance	0	1,667	1,667
Termite Bond	298	200	-98
Total Building Expenses	15,940	8,234	-7,706
Recreation			
Golf Cart Maintenance	0	333	333
Playground Maintenance	0	333	333
Pool Contract	5,450	6,000	550
Pool Chemicals/Supplies	1,686	333	-1,353
Pool Furniture	0	3,333	3,333
Pool Repairs	920	3,333	2,413
Pool Permit	0	167	167
Sports Complex	0	667	667
Total Recreation	8,056	14,499	6,443
Total Expense	164,620	149,733	-14,887
Net Ordinary Income	107,506	121,194	-13,688

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

	<u>Jan - Aug 2019</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Other Income/Expense			
Other Income			
Pool Keys	1,200	1,000	200
Clubhouse Rental	1,625	2,000	-375
RV/Boat Storage Fees	5,623	5,700	-77
Misc Income	500		500
Reserve Interest	1,302		1,302
Operating Interest	386		386
Total Other Income	<u>10,636</u>	<u>8,700</u>	<u>1,936</u>
Other Expense			
Interest to Reserves	1,302		1,302
Reserve Funding			
Road Fund	3,060	3,060	0
Clubhouse	4,350	4,350	0
Contingency	7,050	7,050	0
Dock	5,700	5,700	0
Landscape	2,850	2,850	0
Park/Sports Complex	7,200	7,200	0
Pool	7,200	7,200	0
Total Reserve Funding	<u>37,410</u>	<u>37,410</u>	<u>0</u>
Total Other Expense	<u>38,712</u>	<u>37,410</u>	<u>1,302</u>
Net Other Income	<u>-28,076</u>	<u>-28,710</u>	<u>3,238</u>
Net Income	<u><u>79,430</u></u>	<u><u>92,484</u></u>	<u><u>-13,054</u></u>

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

	Jan 1 to Aug 31, 2019
OPERATING ACTIVITIES	
Net Income	79,430
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-34,505
Allowance for Doubtful Accounts	435
Prepaid Insurance	9,282
Legal Fees Incurred	357
Accrued Expense	-3,627
Prepaid Assessment	-6,339
Net cash provided by Operating Activities	45,033
FINANCING ACTIVITIES	
Reserve Fund Balance: Road Fund	3,060
Reserve Fund Balance: Interest	1,302
Reserve Fund Balance: Clubhouse	4,350
Reserve Fund Balance: Contingency	7,050
Reserve Fund Balance: Dock	5,700
Reserve Fund Balance: Landscape	2,850
Reserve Fund Balance: Park/Sports Complex	7,200
Reserve Fund Balance: Pool	7,200
Net cash provided by Financing Activities	38,712
Net cash increase for period	83,745
Cash at beginning of period	205,848
Cash at end of period	289,593