

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	289,592	196,744	92,848
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	40,344	43,359	-3,015
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><u>339,822</u></u>	<u><u>217,073</u></u>	<u><u>122,749</u></u>

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>
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	<u>272,126</u>	<u>270,927</u>	<u>1,199</u>
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	<u>70,000</u>	<u>41,399</u>	<u>-28,601</u>
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	<u>15,454</u>	<u>16,534</u>	<u>1,080</u>
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

	<u>Jan - Aug 2019</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
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	<u>41,114</u>	<u>55,867</u>	<u>14,753</u>
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	<u>15,940</u>	<u>8,234</u>	<u>-7,706</u>
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	<u>8,056</u>	<u>14,499</u>	<u>6,443</u>
Total Expense	<u>164,620</u>	<u>149,733</u>	<u>-14,887</u>
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