

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

	<u>Jul 31, 2019</u>	<u>Jul 31, 2018</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
FCB Operating 4417	71,233	54,774	16,459
FCB MM-2800	46,137	45,716	421
Total Operating	<u>117,370</u>	<u>100,490</u>	<u>16,880</u>
Reserve			
FCB Business MM-Reserve-4800	165,232	124,926	40,306
Total Reserve	<u>165,232</u>	<u>124,926</u>	<u>40,306</u>
Total Checking/Savings	282,602	225,416	57,186
Accounts Receivable			
Accounts Receivable	73,388	26,768	46,620
Allowance for Doubtful Accounts	-11,685	-17,011	5,326
Total Accounts Receivable	<u>61,703</u>	<u>9,757</u>	<u>51,946</u>
Other Current Assets			
Prepaid Insurance	2,400	2,881	-481
Total Other Current Assets	<u>2,400</u>	<u>2,881</u>	<u>-481</u>
Total Current Assets	346,705	238,054	108,651
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>356,234</u></u>	<u><u>252,813</u></u>	<u><u>103,421</u></u>
LIABILITIES & EQUITY			

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

	<u>Jul 31, 2019</u>	<u>Jul 31, 2018</u>	<u>Change</u>
Liabilities			
Current Liabilities			
Other Current Liabilities			
Legal Fees Incurred	769	408	361
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	6,205	4,800	1,405
Prepaid Assessment	58,628	58,316	312
Total Other Current Liabilities	<u>67,434</u>	<u>65,356</u>	<u>2,078</u>
Total Current Liabilities	<u>67,434</u>	<u>65,356</u>	<u>2,078</u>
Total Liabilities	67,434	65,356	2,078
Equity			
Reserve Fund Balance			
Road Fund	10,836	7,190	3,646
Interest	1,088	677	411
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	16,295	7,694
Roof	16,858	16,667	191
Total Reserve Fund Balance	<u>165,232</u>	<u>116,978</u>	<u>48,254</u>
Retained Earnings	-53,103	-35,726	-17,377
Operating Fund Balance	107,705	107,705	0
Net Income	68,966	-1,500	70,466
Total Equity	<u>288,800</u>	<u>187,457</u>	<u>101,343</u>
TOTAL LIABILITIES & EQUITY	<u><u>356,234</u></u>	<u><u>252,813</u></u>	<u><u>103,421</u></u>

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

	<u>Jan 1 to Jul 31, 2019</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Ordinary Income/Expense			
Income			
Special Assessment	71,600		71,600
Regular Assessment	171,267	171,733	-466
Roadway Spec. Assessment	3,060	3,060	0
Legal Income	1,200		1,200
Fines & Penalties	290		290
Late Fees	93		93
Total Income	<u>247,510</u>	<u>174,793</u>	<u>72,717</u>
Gross Profit	247,510	174,793	72,717
Expense			
Administrative			
Accounting	1,595	1,800	205
Bank Service Charge	0	58	58
Billing & Debt Collection	558	1,167	609
Community Events	175	292	117
Insurance	8,400	8,167	-233
Legal	35,218	4,375	-30,843
Licenses/Filing/Permits	349	117	-232
Management	16,265	16,800	535
Miscellaneous	0	292	292
Office Expense	2,984	1,750	-1,234
Postage	2,112	1,458	-654
Website Maintenance	344	175	-169
Total Administrative	<u>68,000</u>	<u>36,451</u>	<u>-31,549</u>
Bad Debt	1,750	1,750	0
Common Utilites			
Cable/Internet Service	1,362	1,283	-79
Electricity	9,910	10,675	765
Water/Sewer	2,655	2,508	-147
Total Common Utilites	<u>13,927</u>	<u>14,466</u>	<u>539</u>
Grounds			
Cleanup	600	600	0
Common Area Maintenance	0	2,333	2,333
Dock R&M	430	2,042	1,612
Fence Repair	399	292	-107
Fertilization/Weed/Pest	3,355	2,333	-1,022
Fountain/Waterfall Repairs	795	1,750	955
Irrigation	6,224	3,500	-2,724
Lake/Pond	3,710	3,150	-560

Riverwood Plantation HOA
Statement of Revenue and Expense

January 1 through July 31, 2019

	<u>Jan 1 to Jul 31, 2019</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Lawn Mowing	16,835	18,550	1,715
Miscellaneous	318	292	-26
Mulch	0	2,625	2,625
Plants/Flowers	3,178	3,208	30
RV/Boat Area	1,237	3,325	2,088
Tree Trimming	300	4,375	4,075
Signage	0	583	583
Total Grounds	<u>37,381</u>	<u>48,958</u>	<u>11,577</u>
Payroll	10,619	9,800	-819
Building Expenses			
Clubhouse Maintenance	7,599	583	-7,016
Alarm System	0	175	175
Electrical	0	583	583
Equip. Rental & Repairs	0	88	88
Interior & Exterior Pest	0	292	292
Maintenance Supplies	1,488	1,633	145
Misc. Building Expenses	4,410	1,633	-2,777
Parking	0	292	292
Plumbing	0	292	292
Shed Maintenance	0	1,458	1,458
Termite Bond	298	175	-123
Total Building Expenses	<u>13,795</u>	<u>7,204</u>	<u>-6,591</u>
Recreation			
Golf Cart Maintenance	0	292	292
Playground Maintenance	0	292	292
Pool Contract	4,550	5,250	700
Pool Chemicals/Supplies	21	292	271
Pool Furniture	0	2,917	2,917
Pool Repairs	120	2,917	2,797
Pool Permit	0	146	146
Sports Complex	0	583	583
Total Recreation	<u>4,691</u>	<u>12,689</u>	<u>7,998</u>
Total Expense	<u>150,163</u>	<u>131,318</u>	<u>-18,845</u>
Net Ordinary Income	97,347	43,475	53,872

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

	<u>Jan 1 to Jul 31, 2019</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Other Income/Expense			
Other Income			
Pool Keys	1,100	875	225
Clubhouse Rental	1,550	1,750	-200
RV/Boat Storage Fees	5,623	5,700	-77
Misc Income	430		430
Reserve Interest	1,088		1,088
Operating Interest	325		325
Total Other Income	<u>10,116</u>	<u>8,325</u>	<u>1,791</u>
Other Expense			
Interest to Reserves	1,088		1,088
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>38,498</u>	<u>37,410</u>	<u>1,088</u>
Net Other Income	<u>-28,382</u>	<u>-29,085</u>	<u>2,879</u>
Net Income	<u><u>68,965</u></u>	<u><u>14,390</u></u>	<u><u>54,575</u></u>

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

	Jan 1 to Jul 31, 2019
OPERATING ACTIVITIES	
Net Income	68,966
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-56,775
Allowance for Doubtful Accounts	185
Prepaid Insurance	8,400
Legal Fees Incurred	769
Accrued Expense	78
Prepaid Assessment	16,634
Net cash provided by Operating Activities	38,257
FINANCING ACTIVITIES	
Reserve Fund Balance:Road Fund	3,060
Reserve Fund Balance:Interest	1,088
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	38,498
Net cash increase for period	76,755
Cash at beginning of period	205,848
Cash at end of period	282,603