

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

	<u>Jan 31, 19</u>	<u>Jan 31, 18</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
Regions Operating 0485	0	9,715	-9,715
FCB Operating 4417	46,644	50,533	-3,889
FCB MM-2800	45,812	45,603	209
Total Operating	<u>92,456</u>	<u>105,851</u>	<u>-13,395</u>
Reserve			
Regions Reserve 0493	0	1,803	-1,803
Regions Road Reserve-9049	0	5,610	-5,610
FCB Business MM-Reserve-4800	139,203	94,337	44,866
Total Reserve	<u>139,203</u>	<u>101,749</u>	<u>37,454</u>
Total Checking/Savings	231,659	207,600	24,059
Accounts Receivable			
Accounts Receivable	34,525	28,287	6,238
Allowance for Doubtful Accounts	-11,750	-13,100	1,350
Total Accounts Receivable	<u>22,775</u>	<u>15,187</u>	<u>7,588</u>
Other Current Assets			
Prepaid Insurance	9,600	8,881	719
Total Other Current Assets	<u>9,600</u>	<u>8,881</u>	<u>719</u>
Total Current Assets	<u>264,034</u>	<u>231,668</u>	<u>32,366</u>
Fixed Assets			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-12,641	-12,641	0
Total Fixed Assets	<u>14,388</u>	<u>14,388</u>	<u>0</u>
Other Assets			
Utility Deposits	370	370	0
Total Other Assets	<u>370</u>	<u>370</u>	<u>0</u>
TOTAL ASSETS	<u><u>278,791</u></u>	<u><u>246,425</u></u>	<u><u>32,366</u></u>

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

	<u>Jan 31, 19</u>	<u>Jan 31, 18</u>	<u>Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	5,229	10,861	-5,631
Prepaid Assessment	68,867	61,880	6,987
Total Other Current Liabilities	<u>75,928</u>	<u>74,572</u>	<u>1,356</u>
Total Current Liabilities	<u>75,928</u>	<u>74,572</u>	<u>1,356</u>
Total Liabilities	75,928	74,572	1,356
Equity			
Reserve Fund Balance			
Road Fund	8,796	6,170	2,626
Interest	0	82	-82
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>139,203</u>	<u>101,761</u>	<u>37,442</u>
Retained Earnings	-48,195	-35,684	-12,511
Operating Fund Balance	107,705	107,705	0
Net Income	4,151	-1,929	6,079
Total Equity	<u>202,863</u>	<u>171,853</u>	<u>31,010</u>
TOTAL LIABILITIES & EQUITY	<u><u>278,791</u></u>	<u><u>246,425</u></u>	<u><u>32,366</u></u>

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

	<u>Jan 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Ordinary Income/Expense			
Income			
Assessment	24,467	24,533	-66
Roadway Spec. Assessment	1,020	1,020	0
Legal Income	150		150
Fines & Penalties	0		0
Late Fees	0		0
Total Income	<u>25,637</u>	<u>25,553</u>	<u>84</u>
Gross Profit	25,637	25,553	84
Expense			
Administrative			
Accounting	0	150	150
Bank Service Charge	0	8	8
Billing & Debt Collection	25	167	142
Community Events	0	42	42
Insurance	1,200	1,167	-33
Legal	3,000	625	-2,375
Licenses/Filing/Permits	0	17	17
Management	2,286	2,400	114
Miscellaneous	0	42	42
Office Expense	166	250	84
Postage	7	208	201
Website Maintenance	60	25	-35
Total Administrative	<u>6,744</u>	<u>5,101</u>	<u>-1,643</u>
Bad Debt	250	250	0
Common Utilites			
Cable/Internet Service	104	183	79
Electricity	1,590	1,525	-65
Water/Sewer	478	358	-120
Total Common Utilites	<u>2,172</u>	<u>2,066</u>	<u>-106</u>
Grounds			
Common Area Maintenance	0	333	333
Dock R&M	0	292	292
Fence Repair	0	42	42
Fertilization/Weed/Pest	200	333	133
Fountain/Waterfall Repairs	156	250	94
Irrigation	505	500	-5
Lake/Pond	426	450	24
Landscape	2,000	2,650	650
Miscellaneous	0	42	42

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

	<u>Jan 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Mulch	0	375	375
Plants/Flowers	165	458	293
RV/Boat Area	100	475	375
Tree Trimming	0	625	625
Signage	0	83	83
Total Grounds	<u>3,552</u>	<u>6,908</u>	<u>3,356</u>
Payroll	1,287	1,400	113
Building Expenses			
Clubhouse Maintenance	153	83	-70
Alarm System	0	25	25
Electrical	0	83	83
Equip. Rental & Repairs	0	13	13
Interior & Exterior Pest	0	42	42
Maintenance Supplies	204	233	29
Misc. Building Expenses	0	233	233
Parking	0	42	42
Plumbing	0	42	42
Shed Maintenance	0	208	208
Termite Bond	0	25	25
Total Building Expenses	<u>357</u>	<u>1,029</u>	<u>672</u>
Recreation			
New Fence & Alarm System	0	42	42
Golf Cart Maintenance	0	42	42
Playground Maintenance	0	1,250	1,250
Pool Contract	650	750	100
Pool Chemicals/Supplies	0	42	42
Pool Furniture	0	417	417
Pool Repairs	0	417	417
Pool Permit	0	21	21
Sports Complex	0	83	83
Total Recreation	<u>650</u>	<u>3,064</u>	<u>2,414</u>
Total Expense	<u>15,012</u>	<u>19,818</u>	<u>4,806</u>
Net Ordinary Income	10,625	5,735	4,890

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

	<u>Jan 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Other Income/Expense			
Other Income			
Pool Keys	75	125	-50
Clubhouse Rental	225	250	-25
RV/Boat Storage Fees	5,525	5,700	-175
Misc Income	170		170
Reserve Interest	0		0
Operating Interest	0		0
Total Other Income	<u>5,995</u>	<u>6,075</u>	<u>-80</u>
Other Expense			
Interest to Reserves			0
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	<u>12,470</u>	<u>12,470</u>	<u>0</u>
Total Other Expense	<u>12,470</u>	<u>12,470</u>	<u>0</u>
Net Other Income	<u>-6,475</u>	<u>-6,395</u>	<u>-80</u>
Net Income	<u><u>4,150</u></u>	<u><u>-660</u></u>	<u><u>4,810</u></u>

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

	Jan 19
OPERATING ACTIVITIES	
Net Income	4,151
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-18,235
Allowance for Doubtful Accounts	250
Prepaid Insurance	1,200
Accrued Expense	-898
Prepaid Assessment	26,874
Net cash provided by Operating Activities	13,341
FINANCING ACTIVITIES	
Reserve Fund Balance:Road Fund	1,020
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	12,470
Net cash increase for period	25,811
Cash at beginning of period	205,848
Cash at end of period	231,659