

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 | <u>231,659</u> | <u>207,600</u> | <u>24,059</u> |
| 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

| | Jan 19 | Budget | Variance Fav/(Unfav) |
|--------------------------------|---------------|---------------|---------------------------------|
| 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 | 25,637 | 25,553 | 84 |
| 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 | 6,744 | 5,101 | -1,643 |
| 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 | 2,172 | 2,066 | -106 |
| 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

| | Jan 19 | Budget | Variance Fav/(Unfav) |
|--------------------------------|---------------|---------------|---------------------------------|
| 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 | 3,552 | 6,908 | 3,356 |
| 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 | 357 | 1,029 | 672 |
| 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 | 650 | 3,064 | 2,414 |
| Total Expense | 15,012 | 19,818 | 4,806 |
| 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

| | <u>Jan 19</u> |
|--|-----------------------|
| 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 | <u>13,341</u> |
| 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 | <u>12,470</u> |
| Net cash increase for period | 25,811 |
| Cash at beginning of period | 205,848 |
| Cash at end of period | <u><u>231,659</u></u> |