

**Riverwood Plantation HOA**  
**Balance Sheet Prev Year Comparison**  
As of April 30, 2019 and April 30, 2018

	<u>Apr 30, 19</u>	<u>Apr 30, 18</u>	<u>Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Operating</b>			
FCB Operating 4417	48,345	45,469	2,876
FCB MM-2800	45,959	45,658	301
<b>Total Operating</b>	<u>94,304</u>	<u>91,127</u>	<u>3,177</u>
<b>Reserve</b>			
Regions Reserve 0493	0	-12	12
FCB Business MM-Reserve-4800	153,189	113,317	39,872
<b>Total Reserve</b>	<u>153,189</u>	<u>113,305</u>	<u>39,884</u>
<b>Total Checking/Savings</b>	<u>247,493</u>	<u>204,432</u>	<u>43,061</u>
<b>Accounts Receivable</b>			
Accounts Receivable	28,454	26,223	2,231
Allowance for Doubtful Accounts	-12,500	-15,900	3,400
<b>Total Accounts Receivable</b>	<u>15,954</u>	<u>10,323</u>	<u>5,631</u>
<b>Other Current Assets</b>			
Prepaid Expense	1,020	0	1,020
Prepaid Insurance	6,000	5,881	119
<b>Total Other Current Assets</b>	<u>7,020</u>	<u>5,881</u>	<u>1,139</u>
<b>Total Current Assets</b>	<u>270,467</u>	<u>220,636</u>	<u>49,831</u>
<b>Fixed Assets</b>			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-17,871	-12,641	-5,230
<b>Total Fixed Assets</b>	<u>9,159</u>	<u>14,389</u>	<u>-5,230</u>
<b>Other Assets</b>			
Utility Deposits	370	370	0
<b>Total Other Assets</b>	<u>370</u>	<u>370</u>	<u>0</u>
<b>TOTAL ASSETS</b>	<u><u>279,996</u></u>	<u><u>235,395</u></u>	<u><u>44,601</u></u>

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	<u>Apr 30, 19</u>	<u>Apr 30, 18</u>	<u>Change</u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
Legal Fees Incurred	794	345	449
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	6,000	3,350	2,650
Prepaid Assessment	66,472	60,980	5,492
<b>Total Other Current Liabilities</b>	<u>75,098</u>	<u>66,507</u>	<u>8,142</u>
<b>Total Current Liabilities</b>	<u>75,098</u>	<u>66,507</u>	<u>8,591</u>
<b>Total Liabilities</b>	75,098	66,507	8,591
<b>Equity</b>			
<b>Reserve Fund Balance</b>			
Road Fund	10,836	6,680	4,156
Interest	495	359	136
Clubhouse	38,504	32,386	6,118
Contingency	15,245	7,012	8,233
Dock	14,909	7,214	7,695
Landscape	14,010	10,089	3,921
Park/Sports Complex	20,743	11,051	9,692
Pool	21,589	13,912	7,677
Roof	16,858	16,667	191
<b>Total Reserve Fund Balance</b>	<u>153,189</u>	<u>105,370</u>	<u>47,819</u>
Retained Earnings	-53,103	-35,726	-17,377
Operating Fund Balance	107,705	107,705	0
Net Income	-2,894	-8,460	5,566
<b>Total Equity</b>	<u>204,897</u>	<u>168,889</u>	<u>36,008</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>279,995</u></u>	<u><u>235,396</u></u>	<u><u>44,599</u></u>

**Riverwood Plantation HOA**  
**Statement of Revenue and Expense**  
January 1 through April 30, 2019

	<b>Jan - Apr 19</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Assessment</b>	97,600	98,133	-533
<b>Roadway Spec. Assessment</b>	2,040	2,040	0
<b>Legal Income</b>	200		200
<b>Late Fees</b>	93		93
<b>Total Income</b>	<u>100,223</u>	<u>100,173</u>	<u>50</u>
<b>Gross Profit</b>	100,223	100,173	50
<b>Expense</b>			
<b>Administrative</b>			
<b>Accounting</b>	1,595	1,800	205
<b>Bank Service Charge</b>	0	33	33
<b>Billing &amp; Debt Collection</b>	484	667	183
<b>Community Events</b>	0	167	167
<b>Insurance</b>	4,800	4,667	-133
<b>Legal</b>	22,328	2,500	-19,828
<b>Licenses/Filing/Permits</b>	70	67	-3
<b>Management</b>	9,275	9,600	325
<b>Miscellaneous</b>	1,376	167	-1,209
<b>Office Expense</b>	830	1,000	170
<b>Postage</b>	678	833	155
<b>Website Maintenance</b>	198	100	-98
<b>Total Administrative</b>	<u>41,634</u>	<u>21,601</u>	<u>-20,033</u>
<b>Bad Debt</b>	1,000	1,000	0
<b>Common Utilites</b>			
<b>Cable/Internet Service</b>	811	733	-78
<b>Electricity</b>	5,610	6,100	490
<b>Water/Sewer</b>	1,587	1,433	-154
<b>Total Common Utilites</b>	<u>8,008</u>	<u>8,266</u>	<u>258</u>
<b>Grounds</b>			
<b>Cleanup</b>	600	5,000	4,400
<b>Common Area Maintenance</b>	0	1,333	1,333
<b>Dock R&amp;M</b>	430	1,167	737
<b>Fence Repair</b>	0	167	167
<b>Fertilization/Weed/Pest</b>	2,263	1,333	-930
<b>Fountain/Waterfall Repairs</b>	635	1,000	365
<b>Irrigation</b>	2,254	2,000	-254
<b>Lake/Pond</b>	2,054	1,800	-254
<b>Lawn Mowing</b>	8,315	10,600	2,285
<b>Miscellaneous</b>	0	167	167

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**Statement of Revenue and Expense**  
January 1 through April 30, 2019

	<b>Jan - Apr 19</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
Mulch	0	1,500	1,500
Plants/Flowers	3,077	1,833	-1,244
RV/Boat Area	937	1,900	963
Tree Trimming	300	2,500	2,200
Signage	0	333	333
<b>Total Grounds</b>	<b>20,865</b>	<b>32,633</b>	<b>11,768</b>
Payroll	5,204	5,600	396
<b>Building Expenses</b>			
Clubhouse Maintenance	1,258	333	-925
Alarm System	0	100	100
Electrical	0	333	333
Equip. Rental & Repairs	0	50	50
Interior & Exterior Pest	0	167	167
Maintenance Supplies	705	933	228
Misc. Building Expenses	4,000	933	-3,067
Parking	0	167	167
Plumbing	0	167	167
Shed Maintenance	0	833	833
Termite Bond	0	100	100
<b>Total Building Expenses</b>	<b>5,963</b>	<b>4,116</b>	<b>-1,847</b>
<b>Recreation</b>			
Golf Cart Maintenance	0	167	167
Playground Maintenance	0	167	167
Pool Contract	2,600	3,000	400
Pool Chemicals/Supplies	0	167	167
Pool Furniture	0	1,667	1,667
Pool Repairs	0	1,667	1,667
Pool Permit	0	83	83
Sports Complex	0	333	333
<b>Total Recreation</b>	<b>2,600</b>	<b>7,251</b>	<b>4,651</b>
<b>Total Expense</b>	<b>85,274</b>	<b>80,467</b>	<b>-4,807</b>
<b>Net Ordinary Income</b>	<b>14,949</b>	<b>19,706</b>	<b>-4,757</b>

**Riverwood Plantation HOA**  
**Statement of Revenue and Expense**  
January 1 through April 30, 2019

	<u>Jan - Apr 19</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Pool Keys	450	500	-50
Clubhouse Rental	675	1,000	-325
RV/Boat Storage Fees	5,525	5,700	-175
Misc Income	300		300
Reserve Interest	495		495
Operating Interest	148		148
<b>Total Other Income</b>	<u>7,593</u>	<u>7,200</u>	<u>393</u>
<b>Other Expense</b>			
Interest to Reserves	495		495
<b>Reserve Funding</b>			
Road Fund	2,040	2,040	0
Clubhouse	2,900	2,900	0
Contingency	4,700	4,700	0
Dock	3,800	3,800	0
Landscape	1,900	1,900	0
Park/Sports Complex	4,800	4,800	0
Pool	4,800	4,800	0
<b>Total Reserve Funding</b>	<u>24,940</u>	<u>24,940</u>	<u>0</u>
<b>Total Other Expense</b>	<u>25,435</u>	<u>24,940</u>	<u>495</u>
<b>Net Other Income</b>	<u>-17,842</u>	<u>-17,740</u>	<u>888</u>
<b>Net Income</b>	<u><b>-2,893</b></u>	<u><b>1,966</b></u>	<u><b>-4,859</b></u>

**Riverwood Plantation HOA**  
**Statement of Cash Flows**  
January 1 through April 30, 2019

	<b>Jan - Apr 19</b>
<b>OPERATING ACTIVITIES</b>	
Net Income	-2,894
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-11,841
Allowance for Doubtful Accounts	1,000
Prepaid Expenses	-1,020
Prepaid Insurance	4,800
Legal Fees Incurred	794
Accrued Expense	-127
Prepaid Assessment	24,478
<b>Net cash provided by Operating Activities</b>	<b>15,190</b>
<b>FINANCING ACTIVITIES</b>	
Reserve Fund Balance:Road Fund	3,060
Reserve Fund Balance:Interest	495
Reserve Fund Balance:Clubhouse	2,900
Reserve Fund Balance:Contingency	4,700
Reserve Fund Balance:Dock	3,800
Reserve Fund Balance:Landscape	1,900
Reserve Fund Balance:Park/Sports Complex	4,800
Reserve Fund Balance:Pool	4,800
<b>Net cash provided by Financing Activities</b>	<b>26,455</b>
<b>Net cash increase for period</b>	<b>41,645</b>
<b>Cash at beginning of period</b>	<b>205,848</b>
<b>Cash at end of period</b>	<b>247,493</b>