

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>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
FCB Operating 4417	48,345	45,469	2,876
FCB MM-2800	45,959	45,658	301
Total Operating	<u>94,304</u>	<u>91,127</u>	<u>3,177</u>
Reserve			
Regions Reserve 0493	0	-12	12
FCB Business MM-Reserve-4800	153,189	113,317	39,872
Total Reserve	<u>153,189</u>	<u>113,305</u>	<u>39,884</u>
Total Checking/Savings	<u>247,493</u>	<u>204,432</u>	<u>43,061</u>
Accounts Receivable			
Accounts Receivable	28,454	26,223	2,231
Allowance for Doubtful Accounts	-12,500	-15,900	3,400
Total Accounts Receivable	<u>15,954</u>	<u>10,323</u>	<u>5,631</u>
Other Current Assets			
Prepaid Expense	1,020	0	1,020
Prepaid Insurance	6,000	5,881	119
Total Other Current Assets	<u>7,020</u>	<u>5,881</u>	<u>1,139</u>
Total Current Assets	<u>270,467</u>	<u>220,636</u>	<u>49,831</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>279,996</u></u>	<u><u>235,395</u></u>	<u><u>44,601</u></u>

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As of April 30, 2019 and April 30, 2018

	<u>Apr 30, 19</u>	<u>Apr 30, 18</u>	<u>Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
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
Total Other Current Liabilities	<u>75,098</u>	<u>66,507</u>	<u>8,142</u>
Total Current Liabilities	<u>75,098</u>	<u>66,507</u>	<u>8,591</u>
Total Liabilities	75,098	66,507	8,591
Equity			
Reserve Fund Balance			
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
Total Reserve Fund Balance	<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	<u>-2,894</u>	<u>-8,460</u>	<u>5,566</u>
Total Equity	<u>204,897</u>	<u>168,889</u>	<u>36,008</u>
TOTAL LIABILITIES & EQUITY	<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

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

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

	Jan - Apr 19	Budget	Variance Fav/(Unfav)
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
Total Grounds	20,865	32,633	11,768
Payroll	5,204	5,600	396
Building Expenses			
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
Total Building Expenses	5,963	4,116	-1,847
Recreation			
Golf Cart Maintenace	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
Total Recreation	2,600	7,251	4,651
Total Expense	85,274	80,467	-4,807
Net Ordinary Income	14,949	19,706	-4,757

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

	Jan - Apr 19	Budget	Variance Fav/(Unfav)
Other Income/Expense			
Other Income			
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
Total Other Income	7,593	7,200	393
Other Expense			
Interest to Reserves	495		495
Reserve Funding			
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
Total Reserve Funding	24,940	24,940	0
Total Other Expense	25,435	24,940	495
Net Other Income	-17,842	-17,740	888
Net Income	-2,893	1,966	-4,859

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

	<u>Jan - Apr 19</u>
OPERATING ACTIVITIES	
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
Net cash provided by Operating Activities	<u>15,190</u>
FINANCING ACTIVITIES	
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
Net cash provided by Financing Activities	<u>26,455</u>
Net cash increase for period	41,645
Cash at beginning of period	205,848
Cash at end of period	<u><u>247,493</u></u>