

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

	<u>Jun 30, 2019</u>	<u>Jun 30, 2018</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
FCB Operating 4417	28,979	39,544	-10,565
FCB MM-2800	46,078	45,696	382
Total Operating	<u>75,057</u>	<u>85,240</u>	<u>-10,183</u>
Reserve			
FCB Business MM-Reserve-4800	153,586	113,524	40,062
Total Reserve	<u>153,586</u>	<u>113,524</u>	<u>40,062</u>
Total Checking/Savings	228,643	198,764	29,879
Accounts Receivable			
Accounts Receivable	19,366	11,174	8,192
Allowance for Doubtful Accounts	-13,000	-17,100	4,100
Total Accounts Receivable	<u>6,366</u>	<u>-5,926</u>	<u>12,292</u>
Other Current Assets			
Prepaid Expenses	1,020	0	1,020
Prepaid Insurance	3,600	3,881	-281
Total Other Current Assets	<u>4,620</u>	<u>3,881</u>	<u>739</u>
Total Current Assets	<u>239,629</u>	<u>196,719</u>	<u>42,910</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>249,158</u></u>	<u><u>211,478</u></u>	<u><u>37,680</u></u>
LIABILITIES & EQUITY			

Riverwood Plantation HOA
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As of June 30, 2019 and June 30, 2018

	<u>Jun 30, 2019</u>	<u>Jun 30, 2018</u>	<u>Change</u>
Liabilities			
Current Liabilities			
Other Current Liabilities			
Legal Fees Incurred	769	345	424
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	6,205	2,500	3,705
Prepaid Assessment	28,617	25,777	2,840
Total Other Current Liabilities	<u>37,423</u>	<u>30,454</u>	<u>6,969</u>
Total Current Liabilities	<u>37,423</u>	<u>30,454</u>	<u>6,969</u>
Total Liabilities	37,423	30,454	6,969
Equity			
Reserve Fund Balance			
Road Fund	10,836	6,680	4,156
Interest	893	565	328
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>153,587</u>	<u>105,576</u>	<u>48,011</u>
Retained Earnings	-53,103	-35,726	-17,377
Operating Fund Balance	107,705	107,705	0
Net Income	3,547	3,470	77
Total Equity	<u>211,736</u>	<u>181,025</u>	<u>30,711</u>
TOTAL LIABILITIES & EQUITY	<u><u>249,159</u></u>	<u><u>211,479</u></u>	<u><u>37,680</u></u>

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

	<u>Jan - Jun 2019</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Ordinary Income/Expense			
Income			
Assessment	146,800	147,200	-400
Roadway Spec. Assessment	2,040	2,040	0
Legal Income	800		800
Late Fees	93		93
Total Income	<u>150,023</u>	<u>149,240</u>	<u>783</u>
Gross Profit	150,023	149,240	783
Expense			
Administrative			
Accounting	1,595	1,800	205
Bank Service Charge	0	50	50
Billing & Debt Collection	533	1,000	467
Community Events	0	250	250
Insurance	7,200	7,000	-200
Legal	34,048	3,750	-30,298
Licenses/Filing/Permits	349	100	-249
Management	13,935	14,400	465
Miscellaneous	0	250	250
Office Expense	2,553	1,500	-1,053
Postage	991	1,250	259
Website Maintenance	258	150	-108
Total Administrative	<u>61,462</u>	<u>31,500</u>	<u>-29,962</u>
Bad Debt	1,500	1,500	0
Common Utilites			
Cable/Internet Service	1,183	1,100	-83
Electricity	8,434	9,150	716
Water/Sewer	2,309	2,150	-159
Total Common Utilites	<u>11,926</u>	<u>12,400</u>	<u>474</u>
Grounds			
Cleanup	600	600	0
Common Area Maintenance	0	2,000	2,000
Dock R&M	430	1,750	1,320
Fence Repair	44	250	206
Fertilization/Weed/Pest	2,463	2,000	-463
Fountain/Waterfall Repairs	635	1,500	865
Irrigation	6,100	3,000	-3,100
Lake/Pond	3,270	2,700	-570
Lawn Mowing	12,525	15,900	3,375
Miscellaneous	0	250	250

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

	Jan - Jun 2019	Budget	Variance Fav/(Unfav)
Mulch	0	2,250	2,250
Plants/Flowers	3,077	2,750	-327
RV/Boat Area	1,137	2,850	1,713
Tree Trimming	300	3,750	3,450
Signage	0	500	500
Total Grounds	30,581	42,050	11,469
Payroll	8,452	8,400	-52
Building Expenses			
Clubhouse Maintenance	6,009	500	-5,509
Alarm System	0	150	150
Electrical	0	500	500
Equip. Rental & Repairs	0	75	75
Interior & Exterior Pest	0	250	250
Maintenance Supplies	1,271	1,400	129
Misc. Building Expenses	4,410	1,400	-3,010
Parking	0	250	250
Plumbing	0	250	250
Shed Maintenance	0	1,250	1,250
Termite Bond	0	150	150
Total Building Expenses	11,690	6,175	-5,515
Recreation			
Golf Cart Maintenance	0	250	250
Playground Maintenance	0	250	250
Pool Contract	3,900	4,500	600
Pool Chemicals/Supplies	0	250	250
Pool Furniture	0	2,500	2,500
Pool Repairs	120	2,500	2,380
Pool Permit	0	125	125
Sports Complex	0	500	500
Total Recreation	4,020	10,875	6,855
Total Expense	129,631	112,900	-16,731
Net Ordinary Income	20,392	36,340	-15,948

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

	<u>Jan - Jun 2019</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Other Income/Expense			
Other Income			
Pool Keys	675	750	-75
Clubhouse Rental	1,250	1,500	-250
RV/Boat Storage Fees	5,523	5,700	-177
Misc Income	380		380
Reserve Interest	893		893
Operating Interest	267		267
Total Other Income	<u>8,988</u>	<u>7,950</u>	<u>1,038</u>
Other Expense			
Interest to Reserves	893		893
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	<u>24,940</u>	<u>24,940</u>	<u>0</u>
Total Other Expense	<u>25,833</u>	<u>24,940</u>	<u>893</u>
Net Other Income	<u>-16,845</u>	<u>-16,990</u>	<u>1,931</u>
Net Income	<u><u>3,547</u></u>	<u><u>19,350</u></u>	<u><u>-15,803</u></u>

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

	Jan - Jun 2019
OPERATING ACTIVITIES	
Net Income	3,547
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-2,753
Allowance for Doubtful Accounts	1,500
Prepaid Expenses	-1,020
Prepaid Insurance	7,200
Legal Fees Incurred	769
Accrued Expense	78
Prepaid Assessment	-13,377
Net cash provided by Operating Activities	-4,056
FINANCING ACTIVITIES	
Reserve Fund Balance:Road Fund	3,060
Reserve Fund Balance:Interest	893
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	26,853
Net cash increase for period	22,797
Cash at beginning of period	205,848
Cash at end of period	228,645