

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	<u>228,643</u>	<u>198,764</u>	<u>29,879</u>
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			

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	<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	<u>37,423</u>	<u>30,454</u>	<u>6,969</u>
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

	Jan - Jun 2019	Budget	Variance Fav/(Unfav)
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	150,023	149,240	783
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	61,462	31,500	-29,962
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	11,926	12,400	474
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

	<u>Jan - Jun 2019</u>
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	<u><u>228,645</u></u>