

Riverwood Plantation HOA
Balance Sheet Prev Year Comparison
As of December 31, 2018 and December 31, 2017

	<u>Dec 31, 18</u>	<u>Dec 31, 17</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
Regions Operating 0485	0	9,737	-9,737
FCB Operating 4417	33,303	36,662	-3,360
FCB MM-2800	45,812	45,583	228
Total Operating	<u>79,114</u>	<u>91,983</u>	<u>-12,869</u>
Reserve			
Regions Reserve 0493	0	1,815	-1,815
Regions Road Reserve-9049	0	5,610	-5,610
FCB Business MM-Reserve-4800	126,733	82,964	43,770
Total Reserve	<u>126,733</u>	<u>90,388</u>	<u>36,345</u>
Total Checking/Savings	<u>205,848</u>	<u>182,371</u>	<u>23,477</u>
Accounts Receivable			
Accounts Receivable	16,290	15,584	706
Allowance for Doubtful Accounts	-11,500	-12,500	1,000
Total Accounts Receivable	<u>4,790</u>	<u>3,084</u>	<u>1,706</u>
Other Current Assets			
Prepaid Insurance	10,800	9,881	919
Total Other Current Assets	<u>10,800</u>	<u>9,881</u>	<u>919</u>
Total Current Assets	<u>221,437</u>	<u>195,336</u>	<u>26,101</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>236,195</u></u>	<u><u>210,094</u></u>	<u><u>26,101</u></u>

Riverwood Plantation HOA
Balance Sheet Prev Year Comparison
As of December 31, 2018 and December 31, 2017

	<u>Dec 31, 18</u>	<u>Dec 31, 17</u>	<u>Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Due to Alliance CAS	1,832	1,832	0
Accrued Expense	6,127	10,861	-4,733
Prepaid Assessment	41,994	34,993	7,000
Total Other Current Liabilities	<u>49,953</u>	<u>47,685</u>	<u>2,267</u>
Total Current Liabilities	<u>49,953</u>	<u>47,685</u>	<u>2,267</u>
Total Liabilities	49,953	47,685	2,267
Equity			
Reserve Fund Balance			
Road Fund	7,776	5,660	2,116
Interest	0	0	0
Clubhouse	35,604	29,526	6,078
Contingency	10,545	3,559	6,986
Dock	11,109	3,401	7,708
Landscape	12,110	8,183	3,928
Park/Sports Complex	15,943	6,285	9,658
Pool	16,789	17,108	-319
Roof	16,858	16,667	191
Total Reserve Fund Balance	<u>126,733</u>	<u>90,388</u>	<u>36,345</u>
Retained Earnings	-35,684	-16,432	-19,252
Operating Fund Balance	107,705	107,705	0
Net Income	<u>-12,511</u>	<u>-19,252</u>	<u>6,741</u>
Total Equity	<u>186,243</u>	<u>162,408</u>	<u>23,834</u>
TOTAL LIABILITIES & EQUITY	<u><u>236,195</u></u>	<u><u>210,094</u></u>	<u><u>26,101</u></u>

Riverwood Plantation HOA
Statement of
Revenue and Expense
January 1 through December 31, 2018

	Jan - Dec 18	Budget	Variance Fav/(Unfav)
Ordinary Income/Expense			
Income			
Assessment	266,520	267,904	-1,384
Roadway Spec. Assessment	2,040	2,040	0
Fines & Penalties	1,200		1,200
Legal Income	417		417
Late Fees	429		429
Total Income	270,606	269,944	662
Gross Profit	270,606	269,944	662
Expense			
Administrative			
Accounting	1,835	1,800	-35
Bank Service Charge	234	100	-134
Billing & Debt Collection	2,582	2,000	-582
Community Events	0	500	500
Insurance	13,146	14,000	854
Legal	21,573	30,000	8,427
Licenses/Filing/Permits	119	200	81
Management	27,427	31,200	3,773
Miscellaneous	175	500	325
Office Expense	2,788	3,000	212
Postage	2,034	2,500	466
Website Maintenance	468	360	-108
Total Administrative	72,381	86,160	13,779
Bad Debt	-1,466	3,000	4,466
Common Utilites			
Cable/Internet Service	1,547	1,700	153
Electricity	17,546	19,000	1,454
Water/Sewer	4,574	5,200	626
Total Common Utilites	23,667	25,900	2,233
Grounds			
Common Area Maintenance	3,345	2,500	-845
Dock R&M	6,800	3,500	-3,300
Fence Repair	0	500	500
Fertilization/Weed/Pest	3,469	5,000	1,531
Fountain/Waterfall Repairs	4,620	3,000	-1,620
Irrigation	12,398	6,000	-6,398
Lake/Pond	5,261	4,200	-1,061
Landscape	25,925	31,020	5,095
Miscellaneous	4,469	500	-3,969

Riverwood Plantation HOA
Statement of
Revenue and Expense
January 1 through December 31, 2018

	Jan - Dec 18	Budget	Variance Fav/(Unfav)
Mulch	1,938	2,500	562
Plants/Flowers	2,340	2,500	160
RV/Boat Area	10,651	5,700	-4,951
Tree Trimming	2,800	5,000	2,200
Signage	0	1,000	1,000
Total Grounds	84,016	72,920	-11,096
Payroll	20,692	22,800	2,108
Building Expenses			
Clubhouse Maintenance	6,478	1,000	-5,478
Alarm System	410	300	-110
Electrical	0	1,000	1,000
Equip. Rental & Repairs	0	150	150
Interior & Exterior Pest	0	500	500
Maintenance Supplies	2,158	1,500	-658
Misc. Building Expenses	1,896	200	-1,696
Parking	0	500	500
Plumbing	463	500	37
Shed Maintenance	0	500	500
Termite Bond	298	300	2
Building Expense - Other	255		-255
Total Building Expenses	11,958	6,450	-5,508
Recreation			
New Fence & Alarm System	23,675		-23,675
Golf Cart Maintenance	1,172	500	-672
Playground Maintenance	760	500	-260
Pool Contract	7,800	9,000	1,200
Pool Chemicals/Supplies	0	1,500	1,500
Pool Furniture	279		-279
Pool Repairs	1,228	5,000	3,772
Pool Permit	230	250	20
Sports Complex	5	1,000	995
Total Recreation	35,149	17,750	-17,399
Total Expense	246,397	234,980	11,417
Net Ordinary Income	24,210	34,964	-10,755

Riverwood Plantation HOA
Statement of
Revenue and Expense
January 1 through December 31, 2018

	Jan - Dec 18	Budget	Variance Fav/(Unfav)
Other Income/Expense			
Other Income			
Pool Keys	190	1,500	-1,310
Clubhouse Rental	1,800	3,000	-1,200
RV/Boat Storage Fees	5,471	5,700	-229
Misc Income	754		754
Reserve Interest	1,236		1,236
Operating Interest	228		228
Total Other Income	9,679	10,200	-521
Other Expense			
Interest to Reserves	1,236		1,236
Reserve Funding			
Road Fund	2,040	2,040	0
Clubhouse	5,719	5,719	0
Contingency	6,906	6,906	0
Dock	7,625	7,625	0
Landscape	3,812	3,812	0
Park/Sports Complex	9,531	9,531	0
Pool	9,531	9,531	0
Total Reserve Funding	45,164	45,164	0
Total Other Expense	46,400	45,164	1,236
Net Other Income	-36,721	-34,964	715
Net Income	-12,512	0	-12,512

Riverwood Plantation HOA
Statement of Cash Flows
January 1 through December 31, 2018

	<u>Jan - Dec 18</u>
OPERATING ACTIVITIES	
Net Income	-12,511
Adjustments to reconcile Net Income	
to net cash provided by operations:	
Accounts Receivable	-706
Allowance for Doubtful Accounts	-1,000
Prepaid Insurance	-919
Accrued Expense	-4,733
Prepaid Assessment	7,000
Net cash provided by Operating Activities	-12,869
FINANCING ACTIVITIES	
Reserve Fund Balance: Road Fund	2,116
Reserve Fund Balance: Clubhouse	6,078
Reserve Fund Balance: Contingency	6,986
Reserve Fund Balance: Dock	7,708
Reserve Fund Balance: Landscape	3,928
Reserve Fund Balance: Park/Sports Complex	9,658
Reserve Fund Balance: Pool	-319
Reserve Fund Balance: Roof	191
Net cash provided by Financing Activities	36,346
Net cash increase for period	23,477
Cash at beginning of period	182,371
Cash at end of period	<u><u>205,848</u></u>