

**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>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Operating</b>			
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
<b>Total Operating</b>	<u>79,114</u>	<u>91,983</u>	<u>-12,869</u>
<b>Reserve</b>			
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
<b>Total Reserve</b>	<u>126,733</u>	<u>90,388</u>	<u>36,345</u>
<b>Total Checking/Savings</b>	205,848	182,371	23,477
<b>Accounts Receivable</b>			
Accounts Receivable	16,290	15,584	706
Allowance for Doubtful Accounts	-11,500	-12,500	1,000
<b>Total Accounts Receivable</b>	<u>4,790</u>	<u>3,084</u>	<u>1,706</u>
<b>Other Current Assets</b>			
Prepaid Insurance	10,800	9,881	919
<b>Total Other Current Assets</b>	<u>10,800</u>	<u>9,881</u>	<u>919</u>
<b>Total Current Assets</b>	<u>221,437</u>	<u>195,336</u>	<u>26,101</u>
<b>Fixed Assets</b>			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-12,641	-12,641	0
<b>Total Fixed Assets</b>	<u>14,388</u>	<u>14,388</u>	<u>0</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>236,195</u></u>	<u><u>210,094</u></u>	<u><u>26,101</u></u>

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**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>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
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
<b>Total Other Current Liabilities</b>	<u>49,953</u>	<u>47,685</u>	<u>2,267</u>
<b>Total Current Liabilities</b>	<u>49,953</u>	<u>47,685</u>	<u>2,267</u>
<b>Total Liabilities</b>	49,953	47,685	2,267
<b>Equity</b>			
<b>Reserve Fund Balance</b>			
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
<b>Total Reserve Fund Balance</b>	<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	-12,511	-19,252	6,741
<b>Total Equity</b>	<u>186,243</u>	<u>162,408</u>	<u>23,834</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<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**

	<b>Jan - Dec 18</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
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
<b>Total Income</b>	<b>270,606</b>	<b>269,944</b>	<b>662</b>
<b>Gross Profit</b>	270,606	269,944	662
<b>Expense</b>			
<b>Administrative</b>			
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
<b>Total Administrative</b>	<b>72,381</b>	<b>86,160</b>	<b>13,779</b>
Bad Debt	-1,466	3,000	4,466
<b>Common Utilites</b>			
Cable/Internet Service	1,547	1,700	153
Electricity	17,546	19,000	1,454
Water/Sewer	4,574	5,200	626
<b>Total Common Utilites</b>	<b>23,667</b>	<b>25,900</b>	<b>2,233</b>
<b>Grounds</b>			
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**

	<b>Jan - Dec 18</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
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
<b>Total Grounds</b>	<b>84,016</b>	<b>72,920</b>	<b>-11,096</b>
<b>Payroll</b>	<b>20,692</b>	<b>22,800</b>	<b>2,108</b>
<b>Building Expenses</b>			
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
<b>Total Building Expenses</b>	<b>11,958</b>	<b>6,450</b>	<b>-5,508</b>
<b>Recreation</b>			
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
<b>Total Recreation</b>	<b>35,149</b>	<b>17,750</b>	<b>-17,399</b>
<b>Total Expense</b>	<b>246,397</b>	<b>234,980</b>	<b>11,417</b>
<b>Net Ordinary Income</b>	<b>24,210</b>	<b>34,964</b>	<b>-10,755</b>

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

	<u>Jan - Dec 18</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
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
<b>Total Other Income</b>	<u>9,679</u>	<u>10,200</u>	<u>-521</u>
<b>Other Expense</b>			
Interest to Reserves	1,236		1,236
<b>Reserve Funding</b>			
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
<b>Total Reserve Funding</b>	<u>45,164</u>	<u>45,164</u>	<u>0</u>
<b>Total Other Expense</b>	<u>46,400</u>	<u>45,164</u>	<u>1,236</u>
<b>Net Other Income</b>	<u>-36,721</u>	<u>-34,964</u>	<u>715</u>
<b>Net Income</b>	<u><u>-12,512</u></u>	<u><u>0</u></u>	<u><u>-12,512</u></u>

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

	<b>Jan - Dec 18</b>
<b>OPERATING ACTIVITIES</b>	
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
<b>Net cash provided by Operating Activities</b>	<b>-12,869</b>
<b>FINANCING ACTIVITIES</b>	
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
<b>Net cash provided by Financing Activities</b>	<b>36,346</b>
<b>Net cash increase for period</b>	<b>23,477</b>
<b>Cash at beginning of period</b>	<b>182,371</b>
<b>Cash at end of period</b>	<b>205,848</b>