

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

	<u>Oct 31, 18</u>	<u>Oct 31, 17</u>	<u>Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating			
Regions Operating 0485	0	12,551	-12,551
FCB Operating 4417	29,846	47,677	-17,831
FCB MM-2800	45,754	45,545	209
Total Operating	<u>75,600</u>	<u>105,773</u>	<u>-30,173</u>
Reserve			
Regions Reserve 0493	0	30,807	-30,807
Regions Road Reserve-9049	0	5,610	-5,610
FCB Business MM-Reserve-4800	126,386	82,168	44,218
Total Reserve	<u>126,386</u>	<u>118,585</u>	<u>7,801</u>
Total Checking/Savings	201,986	224,358	-22,372
Accounts Receivable			
Accounts Receivable	22,882	19,562	3,320
Allowance for Doubtful Accounts	-12,071	-10,700	-1,371
Total Accounts Receivable	<u>10,811</u>	<u>8,862</u>	<u>1,949</u>
Other Current Assets			
Prepaid Insurance	13,746	11,360	2,386
Total Other Current Assets	<u>13,746</u>	<u>11,360</u>	<u>2,386</u>
Total Current Assets	<u>226,543</u>	<u>244,580</u>	<u>-18,037</u>
Fixed Assets			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-12,641	-5,061	-7,580
Total Fixed Assets	<u>14,389</u>	<u>21,969</u>	<u>-7,580</u>
Other Assets			
Utility Deposits	370	370	0
Total Other Assets	<u>370</u>	<u>370</u>	<u>0</u>
TOTAL ASSETS	<u><u>241,302</u></u>	<u><u>266,919</u></u>	<u><u>-25,617</u></u>

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

	<u>Oct 31, 18</u>	<u>Oct 31, 17</u>	<u>Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Legal Fees Incurred	408	4,978	-4,570
Due to Alliance CAS	1,832	3,180	-1,348
Accrued Expense	7,100	13,891	-6,791
Prepaid Assessment	54,942	49,681	5,261
Total Other Current Liabilities	<u>64,282</u>	<u>71,730</u>	<u>-7,448</u>
Total Current Liabilities	<u>64,282</u>	<u>71,730</u>	<u>-7,448</u>
Total Liabilities	64,282	71,730	-7,448
Equity			
Reserve Fund Balance			
Road Fund	7,700	5,075	2,625
Interest	889	267	622
Clubhouse	35,233	29,239	5,994
Contingency	10,465	3,464	7,001
Dock	11,026	26,921	-15,895
Landscape	11,995	7,989	4,006
Park/Sports Complex	15,816	6,098	9,718
Pool	16,596	16,883	-287
Roof	16,667	16,608	59
Total Reserve Fund Balance	<u>126,387</u>	<u>112,544</u>	<u>13,843</u>
Retained Earnings	-35,684	-16,432	-19,252
Operating Fund Balance	107,705	102,311	5,394
Net Income	-21,387	-3,234	-18,153
Total Equity	<u>177,021</u>	<u>195,189</u>	<u>-18,168</u>
TOTAL LIABILITIES & EQUITY	<u><u>241,303</u></u>	<u><u>266,919</u></u>	<u><u>-25,616</u></u>

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

	<u>Jan - Oct 18</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Ordinary Income/Expense			
Income			
Assessment	222,100	223,253	-1,153
Roadway Spec. Assessment	2,040	2,040	0
Fines & Penalties	1,200		1,200
Legal Income	752		752
Late Fees	441		441
Total Income	<u>226,533</u>	<u>225,293</u>	<u>1,240</u>
Gross Profit	226,533	225,293	1,240
Expense			
Administrative			
Accounting	1,835	1,800	-35
Bank Service Charge	24	83	59
Billing & Debt Collection	641	1,667	1,026
Community Events	0	417	417
Insurance	10,200	11,667	1,467
Legal	11,605	25,000	13,395
Licenses/Filing/Permits	119	167	48
Management	22,855	26,000	3,145
Miscellaneous	0	417	417
Office Expense	2,264	2,500	236
Postage	1,758	2,083	325
Website Maintenance	382	300	-82
Total Administrative	<u>51,683</u>	<u>72,101</u>	<u>20,418</u>
Bad Debt	2,000	2,500	500
Common Utilites			
Cable/Internet Service	1,339	1,417	78
Electricity	14,503	15,833	1,330
Water/Sewer	3,459	4,333	874
Total Common Utilites	<u>19,301</u>	<u>21,583</u>	<u>2,282</u>
Grounds			
Common Area Maintenance	3,545	2,083	-1,462
Dock R&M	6,800	2,917	-3,883
Fence Repair	0	417	417
Fertilization/Weed/Pest	3,469	4,167	698
Fountain/Waterfall Repairs	4,620	2,500	-2,120
Irrigation	11,393	5,000	-6,393
Lake/Pond	4,409	3,500	-909
Landscape	21,725	25,850	4,125
Miscellaneous	4,569	417	-4,152

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

	<u>Jan - Oct 18</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Mulch	1,938	2,083	145
Plants/Flowers	2,047	2,083	36
RV/Boat Area	9,898	5,500	-4,398
Tree Trimming	2,800	4,167	1,367
Signage	0	833	833
Total Grounds	<u>77,213</u>	<u>61,517</u>	<u>-15,696</u>
Payroll	16,951	19,000	2,049
Building Expenses			
Alarm System	410	250	-160
Clubhouse Maintenance	4,760	833	-3,927
Electrical	0	833	833
Equip. Rental & Repairs	0	125	125
Interior & Exterior Pest	0	417	417
Maintenance Supplies	1,985	1,250	-735
Misc. Building Expenses	1,877	167	-1,710
Parking	0	417	417
Plumbing	463	417	-46
Shed Maintenance	0	417	417
Termite Bond	298	250	-48
Building Expense - Other	255		-255
Total Building Expenses	<u>10,048</u>	<u>5,376</u>	<u>-4,672</u>
Recreation			
New Fence & Alarm System	24,042		-24,042
Golf Cart Maintenance	1,172	417	-755
Playground Maintenance	50	417	367
Pool Contract	6,500	7,500	1,000
Pool Chemicals/Supplies	0	1,250	1,250
Pool Furniture	279		-279
Pool Repairs	1,228	4,167	2,939
Pool Permit	230	208	-22
Sports Complex	5	833	828
Total Recreation	<u>33,506</u>	<u>14,792</u>	<u>-18,714</u>
Total Expense	<u>210,702</u>	<u>196,869</u>	<u>13,833</u>
Net Ordinary Income	15,831	28,424	-12,593

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

	<u>Jan - Oct 18</u>	<u>Budget</u>	<u>Variance Fav/(Unfav)</u>
Other Income/Expense			
Other Income			
Pool Keys	140	1,250	-1,110
Clubhouse Rental	1,500	2,500	-1,000
Misc. Income	664		664
Reserve Interest	889		889
Operating Interest	171		171
RV/Boat Storage Fees	5,471	5,700	-229
Total Other Income	<u>8,835</u>	<u>9,450</u>	<u>-615</u>
Other Expense			
Interest to Reserves	889		889
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	<u>45,164</u>	<u>45,164</u>	<u>0</u>
Total Other Expense	<u>46,053</u>	<u>45,164</u>	<u>889</u>
Net Other Income	<u>-37,218</u>	<u>-35,714</u>	<u>274</u>
Net Income	<u><u>-21,387</u></u>	<u><u>-7,290</u></u>	<u><u>-14,097</u></u>

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

	Jan - Oct 18
OPERATING ACTIVITIES	
Net Income	-21,387
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-7,298
Allowance for Doubtful Accounts	-429
Prepaid Insurance	-3,865
Legal Fees Incurred	408
Accrued Expense	-3,761
Prepaid Assessment	19,948
Net cash provided by Operating Activities	-16,384
FINANCING ACTIVITIES	
Reserve Fund Balance:Road Fund	2,040
Reserve Fund Balance:Interest	889
Reserve Fund Balance:Clubhouse	5,707
Reserve Fund Balance:Contingency	6,906
Reserve Fund Balance:Dock	7,625
Reserve Fund Balance:Landscape	3,812
Reserve Fund Balance:Park/Sports Complex	9,531
Reserve Fund Balance:Pool	-512
Net cash provided by Financing Activities	35,998
Net cash increase for period	19,614
Cash at beginning of period	182,371
Cash at end of period	201,985