

**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>
<b>ASSETS</b>			
<b>Current Assets</b>			
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
<b>Total Operating</b>	<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
<b>Total Reserve</b>	<u>126,386</u>	<u>118,585</u>	<u>7,801</u>
<b>Total Checking/Savings</b>	<u>201,986</u>	<u>224,358</u>	<u>-22,372</u>
Accounts Receivable			
Accounts Receivable	22,882	19,562	3,320
Allowance for Doubtful Accounts	-12,071	-10,700	-1,371
<b>Total Accounts Receivable</b>	<u>10,811</u>	<u>8,862</u>	<u>1,949</u>
Other Current Assets			
Prepaid Insurance	13,746	11,360	2,386
<b>Total Other Current Assets</b>	<u>13,746</u>	<u>11,360</u>	<u>2,386</u>
<b>Total Current Assets</b>	<u>226,543</u>	<u>244,580</u>	<u>-18,037</u>
<b>Fixed Assets</b>			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-12,641	-5,061	-7,580
<b>Total Fixed Assets</b>	<u>14,389</u>	<u>21,969</u>	<u>-7,580</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>241,302</u></u>	<u><u>266,919</u></u>	<u><u>-25,617</u></u>

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**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>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
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
<b>Total Other Current Liabilities</b>	<u>64,282</u>	<u>71,730</u>	<u>-7,448</u>
<b>Total Current Liabilities</b>	<u>64,282</u>	<u>71,730</u>	<u>-7,448</u>
<b>Total Liabilities</b>	<u>64,282</u>	<u>71,730</u>	<u>-7,448</u>
<b>Equity</b>			
<b>Reserve Fund Balance</b>			
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
<b>Total Reserve Fund Balance</b>	<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	<u>-21,387</u>	<u>-3,234</u>	<u>-18,153</u>
<b>Total Equity</b>	<u>177,021</u>	<u>195,189</u>	<u>-18,168</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<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

	<b>Jan - Oct 18</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
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
<b>Total Income</b>	<b>226,533</b>	<b>225,293</b>	<b>1,240</b>
<b>Gross Profit</b>	<b>226,533</b>	<b>225,293</b>	<b>1,240</b>
<b>Expense</b>			
<b>Administrative</b>			
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
<b>Total Administrative</b>	<b>51,683</b>	<b>72,101</b>	<b>20,418</b>
Bad Debt	2,000	2,500	500
<b>Common Utilites</b>			
Cable/Internet Service	1,339	1,417	78
Electricity	14,503	15,833	1,330
Water/Sewer	3,459	4,333	874
<b>Total Common Utilites</b>	<b>19,301</b>	<b>21,583</b>	<b>2,282</b>
<b>Grounds</b>			
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**

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

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

	<b>Jan - Oct 18</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
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
<b>Total Other Income</b>	<b>8,835</b>	<b>9,450</b>	<b>-615</b>
<b>Other Expense</b>			
Interest to Reserves	889		889
<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>	<b>45,164</b>	<b>45,164</b>	<b>0</b>
<b>Total Other Expense</b>	<b>46,053</b>	<b>45,164</b>	<b>889</b>
<b>Net Other Income</b>	<b>-37,218</b>	<b>-35,714</b>	<b>274</b>
<b>Net Income</b>	<b>-21,387</b>	<b>-7,290</b>	<b>-14,097</b>

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

	<u>Jan - Oct 18</u>
<b>OPERATING ACTIVITIES</b>	
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	<u>-16,384</u>
<b>FINANCING ACTIVITIES</b>	
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	<u>35,998</u>
Net cash increase for period	19,614
Cash at beginning of period	182,371
Cash at end of period	<u><u>201,985</u></u>