

**Riverwood Plantation HOA**  
**Balance Sheet Prev Year Comparison**  
As of November 30, 2018 and November 30, 2017

	<u>Nov 30, 18</u>	<u>Nov 30, 17</u>	<u>Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking/Savings			
Operating			
Regions Operating 0485	0	10,910	-10,910
FCB Operating 4417	19,404	36,951	-17,547
FCB MM-2800	45,773	45,564	209
<b>Total Operating</b>	<u>65,177</u>	<u>93,425</u>	<u>-28,248</u>
Reserve			
Regions Reserve 0493	0	1,827	-1,827
Regions Road Reserve-9049	0	5,610	-5,610
FCB Business MM-Reserve-4800	126,503	82,887	43,616
<b>Total Reserve</b>	<u>126,503</u>	<u>90,324</u>	<u>36,179</u>
<b>Total Checking/Savings</b>	<u>191,680</u>	<u>183,749</u>	<u>7,931</u>
Accounts Receivable			
Accounts Receivable	18,151	14,332	3,819
Allowance for Doubtful Accounts	-12,071	-10,300	-1,771
<b>Total Accounts Receivable</b>	<u>6,080</u>	<u>4,032</u>	<u>2,048</u>
Other Current Assets			
Prepaid Insurance	12,546	10,360	2,186
<b>Total Other Current Assets</b>	<u>12,546</u>	<u>10,360</u>	<u>2,186</u>
<b>Total Current Assets</b>	<u>210,306</u>	<u>198,141</u>	<u>12,165</u>
<b>Fixed Assets</b>			
Office Equipment	1,127	1,127	0
Furniture and Equipment	25,903	25,903	0
Accumulated Depreciation	-12,641	-5,161	-7,480
<b>Total Fixed Assets</b>	<u>14,389</u>	<u>21,869</u>	<u>-7,480</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>225,065</u></u>	<u><u>220,380</u></u>	<u><u>4,685</u></u>

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	<u>Nov 30, 18</u>	<u>Nov 30, 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	1,832	0
Accrued Expense	10,233	12,858	-2,625
Prepaid Assessment	33,363	30,892	2,471
<b>Total Other Current Liabilities</b>	<u>45,836</u>	<u>50,560</u>	<u>-4,724</u>
<b>Total Current Liabilities</b>	<u>45,836</u>	<u>50,560</u>	<u>-4,724</u>
<b>Total Liabilities</b>	<u>45,836</u>	<u>50,560</u>	<u>-4,724</u>
<b>Equity</b>			
<b>Reserve Fund Balance</b>			
Road Fund	7,700	5,245	2,455
Interest	1,005	345	660
Clubhouse	35,233	29,322	5,911
Contingency	10,465	3,505	6,960
Dock	11,026	2,382	8,644
Landscape	11,995	8,072	3,923
Park/Sports Complex	15,816	6,182	9,634
Pool	16,596	16,966	-370
Roof	16,667	16,608	59
<b>Total Reserve Fund Balance</b>	<u>126,503</u>	<u>88,627</u>	<u>37,876</u>
Retained Earnings	-35,684	-16,432	-19,252
Operating Fund Balance	107,705	101,771	5,934
Net Income	<u>-19,293</u>	<u>-4,147</u>	<u>-15,146</u>
<b>Total Equity</b>	<u>179,231</u>	<u>169,819</u>	<u>9,412</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>225,067</u></u>	<u><u>220,379</u></u>	<u><u>4,688</u></u>

**Riverwood Plantation HOA**  
**Statement of**  
**Revenue and Expense**  
**January 1 through November 30, 2018**

	<b>Jan - Nov 18</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessment	244,310	245,579	-1,269
Roadway Spec. Assessment	2,040	2,040	0
Fines & Penalties	1,200		1,200
Legal Income	877		877
Late Fees	434		434
<b>Total Income</b>	<b>248,861</b>	<b>247,619</b>	<b>1,242</b>
<b>Gross Profit</b>	<b>248,861</b>	<b>247,619</b>	<b>1,242</b>
<b>Expense</b>			
<b>Administrative</b>			
Accounting	1,835	1,800	-35
Bank Service Charge	234	92	-142
Billing & Debt Collection	666	1,833	1,167
Community Events	0	458	458
Insurance	11,400	12,833	1,433
Legal	18,337	27,500	9,163
Licenses/Filing/Permits	119	183	64
Management	25,141	28,600	3,459
Miscellaneous	77	458	381
Office Expense	2,445	2,750	305
Postage	1,884	2,292	408
Website Maintenance	468	330	-138
<b>Total Administrative</b>	<b>62,606</b>	<b>79,129</b>	<b>16,523</b>
Bad Debt	2,000	2,750	750
<b>Common Utilites</b>			
Cable/Internet Service	1,547	1,558	11
Electricity	15,885	17,417	1,532
Water/Sewer	4,166	4,767	601
<b>Total Common Utilites</b>	<b>21,598</b>	<b>23,742</b>	<b>2,144</b>
<b>Grounds</b>			
Common Area Maintenance	3,345	2,292	-1,053
Dock R&M	6,800	3,208	-3,592
Fence Repair	0	458	458
Fertilization/Weed/Pest	3,469	4,583	1,114
Fountain/Waterfall Repairs	4,620	2,750	-1,870
Irrigation	11,393	5,500	-5,893
Lake/Pond	4,835	3,850	-985
Landscape	23,925	28,435	4,510
Miscellaneous	4,569	458	-4,111

**Riverwood Plantation HOA**  
**Statement of**  
**Revenue and Expense**  
**January 1 through November 30, 2018**

	<b>Jan - Nov 18</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Mulch</b>	1,938	2,292	354
<b>Plants/Flowers</b>	2,122	2,292	170
<b>RV/Boat Area</b>	9,998	5,600	-4,398
<b>Tree Trimming</b>	2,800	4,583	1,783
<b>Signage</b>	0	917	917
<b>Total Grounds</b>	79,814	67,218	-12,596
<b>Payroll</b>	18,219	20,900	2,681
<b>Building Expenses</b>			
<b>Clubhouse Maintenance</b>	6,478	917	-5,561
<b>Alarm System</b>	410	275	-135
<b>Electrical</b>	0	917	917
<b>Equip. Rental &amp; Repairs</b>	0	138	138
<b>Interior &amp; Exterior Pest</b>	0	458	458
<b>Maintenance Supplies</b>	2,107	1,375	-732
<b>Misc. Building Expenses</b>	1,877	183	-1,694
<b>Parking</b>	0	458	458
<b>Plumbing</b>	463	458	-5
<b>Shed Maintenance</b>	0	458	458
<b>Termite Bond</b>	298	275	-23
<b>Building Expense - Other</b>	255		-255
<b>Total Building Expenses</b>	11,888	5,912	-5,976
<b>Recreation</b>			
<b>New Fence &amp; Alarm System</b>	24,042		-24,042
<b>Golf Cart Maintenance</b>	1,172	458	-714
<b>Playground Maintenance</b>	760	458	-302
<b>Pool Contract</b>	7,150	8,250	1,100
<b>Pool Chemicals/Supplies</b>	0	1,375	1,375
<b>Pool Furniture</b>	279		-279
<b>Pool Repairs</b>	1,228	4,583	3,355
<b>Pool Permit</b>	230	229	-1
<b>Sports Complex</b>	5	917	912
<b>Total Recreation</b>	34,866	16,270	-18,596
<b>Total Expense</b>	230,991	215,921	15,070
<b>Net Ordinary Income</b>	17,870	31,698	-13,828

**Riverwood Plantation HOA**  
**Statement of**  
**Revenue and Expense**  
**January 1 through November 30, 2018**

	<b>Jan - Nov 18</b>	<b>Budget</b>	<b>Variance Fav/(Unfav)</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Pool Keys	115	1,375	-1,260
Clubhouse Rental	1,500	2,750	-1,250
RV/Boat Storage Fees	5,471	5,700	-229
Misc Income	724		724
Reserve Interest	1,005		1,005
Operating Interest	190		190
<b>Total Other Income</b>	<b>9,005</b>	<b>9,825</b>	<b>-820</b>
<b>Other Expense</b>			
Interest to Reserves	1,005		1,005
<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>46,169</b>	<b>45,164</b>	<b>1,005</b>
<b>Net Other Income</b>	<b>-37,164</b>	<b>-35,339</b>	<b>185</b>
<b>Net Income</b>	<b>-19,294</b>	<b>-3,641</b>	<b>-15,653</b>

**Riverwood Plantation HOA**  
**Statement of Cash Flows**  
January 1 through November 30, 2018

	<u>Jan - Nov 18</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	-19,293
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-2,567
Allowance for Doubtful Accounts	-429
Prepaid Insurance	-2,665
Legal Fees Incurred	408
Accrued Expense	-628
Prepaid Assessment	-1,630
Net cash provided by Operating Activities	<u>-26,804</u>
<b>FINANCING ACTIVITIES</b>	
Reserve Fund Balance: Road Fund	2,040
Reserve Fund Balance: Interest	1,005
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>36,114</u>
Net cash increase for period	<u>9,310</u>
Cash at beginning of period	<u>182,371</u>
Cash at end of period	<u><u>191,681</u></u>