



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 04/30/2024

Assets

CASH - OPERATING

10-1000-00 South State Bank - Operating 8400 \$129,223.18

10-1001-00 Operating Cash in Reserve CD 3878 24,352.08

Total CASH - OPERATING: \$153,575.26

CASH - RESERVE

12-1200-00 South State Bank - Reserve MM 8403 51,284.60

12-1220-00 Space Coast CU - Reserve CK 7540 100.00

12-1221-00 Space Coast CU - Reserve SVG 7532 5.64

12-1260-00 Fifth Third Bank - Resv CD XXXX (5.0, 2024-08-06) 174,476.45

12-1270-00 SouthState - Resv CD 3878 (4.75%, 2024-09-06) 75,000.08

12-1271-00 Space Coast CU - Resv CD 7557 (5.25, 2025-04-18) 262,420.00

12-1275-00 Rsv CD 3878 borrowed from Operating (24,352.08)

Total CASH - RESERVE: \$538,934.69

ASSESSMENTS RECEIVABLE

14-1400-00 Assessments Receivable 34,891.29

14-1450-00 Allowance for Doubtful Accounts (17,267.00)

Total ASSESSMENTS RECEIVABLE: \$17,624.29

OTHER CURRENT ASSETS

15-1500-00 Prepaid Insurance 13,151.77

15-1550-00 Utility Deposits 370.00

Total OTHER CURRENT ASSETS: \$13,521.77

FIXED ASSETS

17-1700-00 Furniture & Equipment 27,075.00

17-1710-00 Office Equipment 5,158.93

17-1750-00 Accumulated Depreciation (19,357.71)

Total FIXED ASSETS: \$12,876.22

Total Assets: \$736,532.23

Liabilities & Equity

ACCOUNTS PAYABLE

20-2000-00 Accounts Payable 1,458.98

Total ACCOUNTS PAYABLE: \$1,458.98

OTHER LIABILITIES

21-2100-00 Prepaid Assessments 12,186.20

21-2101-00 Deferred Assessment 61,576.00

21-2102-00 Deferred Social Member Assessment 1,548.00

21-2103-00 Deferred Roadway Assessment 680.00

21-2107-00 Due to Alliance CAS 1,831.67

Total OTHER LIABILITIES: \$77,821.87

RESERVE EQUITY



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End Date: 04/30/2024

30-3010-00	Reserve Clubhouse	\$84,018.09	
30-3020-00	Reserve Contingency	31,917.72	
30-3025-00	Reserve - Contingency Sable Cove Legal	102,557.71	
30-3030-00	Reserve Dock	53,307.95	
30-3040-00	Reserve Landscape	33,349.60	
30-3050-00	Reserve Pool	92,811.16	
30-3060-00	Reserve Roof	17,176.74	
30-3070-00	Reserve Road	30,469.46	
30-3080-00	Reserve Park / Sports Complex	60,847.02	
30-3085-00	Reserve Storage Lot	13,509.94	
30-3090-00	Reserve Interest	18,969.30	
Total RESERVE EQUITY:			\$538,934.69
EQUITY			
31-3100-00	Prior Years Surplus(Loss)	91,469.32	
Total EQUITY:			\$91,469.32
Net Income Gain / Loss		26,847.37	\$26,847.37
Total Liabilities & Equity:			\$736,532.23