



## Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 08/31/2024

### Assets

#### CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$135,129.81
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Total CASH - OPERATING:	\$135,129.81
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#### CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	59,520.74
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12-1220-00	Space Coast CU - Reserve CK 7540	100.00
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12-1221-00	Space Coast CU - Reserve SVG 7532	5.64
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12-1261-00	Fifth Third Bank - CD 2758 (4.40, 2025-03-17)	89,385.03
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12-1262-00	Fifth Third Bank - CD 2731 (4.40, 2025-03-17)	89,386.06
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12-1270-00	SouthState - Resv CD 3878 (4.75%, 2024-09-06)	75,000.08
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12-1271-00	Space Coast CU - Resv CD 7557 (5.25, 2025-04-18)	265,205.52
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Total CASH - RESERVE:	\$578,603.07
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#### ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	27,976.82
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14-1450-00	Allowance for Doubtful Accounts	(17,267.00)
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Total ASSESSMENTS RECEIVABLE:	\$10,709.82
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#### OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	3,035.73
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15-1550-00	Utility Deposits	370.00
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Total OTHER CURRENT ASSETS:	\$3,405.73
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#### FIXED ASSETS

17-1700-00	Furniture & Equipment	27,075.00
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17-1710-00	Office Equipment	5,158.93
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17-1750-00	Accumulated Depreciation	(19,357.71)
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Total FIXED ASSETS:	\$12,876.22
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<b>Total Assets:</b>	<b>\$740,724.65</b>
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### Liabilities & Equity

#### ACCOUNTS PAYABLE

20-2000-00	Accounts Payable	8,784.50
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20-2005-00	Accrued Expense	603.87
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Total ACCOUNTS PAYABLE:	\$9,388.37
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#### OTHER LIABILITIES

21-2100-00	Prepaid Assessments	12,512.77
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21-2101-00	Deferred Assessment	30,788.00
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21-2102-00	Deferred Social Member Assessment	1,548.00
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21-2103-00	Deferred Roadway Assessment	680.00
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21-2107-00	Due to Alliance CAS	1,831.67
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Total OTHER LIABILITIES:	\$47,360.44
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#### RESERVE EQUITY



## Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 08/31/2024

30-3010-00	Reserve Clubhouse	\$85,268.09	
30-3020-00	Reserve Contingency	56,269.80	
30-3025-00	Reserve - Contingency Sable Cove Legal	102,557.71	
30-3030-00	Reserve Dock	55,207.95	
30-3040-00	Reserve Landscape	34,299.60	
30-3050-00	Reserve Pool	92,811.16	
30-3060-00	Reserve Roof	17,176.74	
30-3070-00	Reserve Road	31,489.46	
30-3080-00	Reserve Park / Sports Complex	61,597.02	
30-3085-00	Reserve Storage Lot	15,759.94	
30-3090-00	Reserve Interest	26,165.60	
Total RESERVE EQUITY:			\$578,603.07
EQUITY			
31-3100-00	Prior Years Surplus(Loss)	91,183.32	
Total EQUITY:			\$91,183.32
Net Income Gain / Loss		14,189.45	
			\$14,189.45
Total Liabilities & Equity:			\$740,724.65



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2024 to 08/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$30,788.00	\$30,788.00	\$-	\$246,304.00	\$246,304.00	\$-	\$369,456.00
4006-00 Social Member Assessment	-	774.00	(774.00)	6,450.00	6,192.00	258.00	9,288.00
4010-00 Roadway Special Assessment	-	340.00	(340.00)	2,380.00	2,720.00	(340.00)	4,080.00
4015-00 Capital Contribution	344.00	-	344.00	2,408.00	-	2,408.00	-
4025-00 Interest Charges - Owners	55.21	-	55.21	828.44	-	828.44	-
4030-00 Legal Fees - Owner	84.00	-	84.00	84.00	-	84.00	-
4066-00 Pool & Boat Key Income	225.00	-	225.00	1,150.00	-	1,150.00	-
4070-00 Clubhouse Rental	-	-	-	2,425.00	-	2,425.00	-
4075-00 Storage Fee Income	-	750.00	(750.00)	9,600.00	6,000.00	3,600.00	9,000.00
4090-00 Interest - Operating	1.21	-	1.21	9.08	-	9.08	-
4095-00 Interest - Reserve	4,326.42	-	4,326.42	26,165.60	-	26,165.60	-
Total INCOME	\$35,823.84	\$32,652.00	\$3,171.84	\$297,804.12	\$261,216.00	\$36,588.12	\$391,824.00
Total OPERATING INCOME	\$35,823.84	\$32,652.00	\$3,171.84	\$297,804.12	\$261,216.00	\$36,588.12	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	12,336.00	12,333.36	(2.64)	18,500.00
5002-00 Onsite staffing - Office	1,750.00	1,820.00	70.00	15,125.00	14,560.00	(565.00)	21,840.00
5003-00 Onsite staffing - Maintenance	3,025.00	2,621.67	(403.33)	23,740.00	20,973.36	(2,766.64)	31,460.00
5010-00 Office Expense & Supplies	206.48	183.33	(23.15)	2,040.71	1,466.64	(574.07)	2,200.00
5020-00 Postage	5.00	250.00	245.00	1,666.64	2,000.00	333.36	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	311.25	400.00	88.75	600.00
5030-00 Accounting	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
5045-00 Website Maintenance	50.00	100.00	50.00	422.17	800.00	377.83	1,200.00
5050-00 Insurance	2,653.93	2,700.25	46.32	21,664.94	21,602.00	(62.94)	32,403.00
5060-00 Legal	-	833.33	833.33	3,850.00	6,666.64	2,816.64	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	2,166.64	2,166.64	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	2,108.00	2,108.00	3,162.00
Total ADMINISTRATIVE EXPENSES	\$9,232.41	\$10,784.58	\$1,552.17	\$81,156.71	\$86,276.64	\$5,119.93	\$129,415.00
UTILITIES							
5500-00 Electricity	1,610.81	1,914.58	303.77	13,114.73	15,316.64	2,201.91	22,975.00
5510-00 Water & Sewer	384.50	459.17	74.67	3,068.09	3,673.36	605.27	5,510.00
5550-00 Internet & Telephone	266.15	283.33	17.18	2,147.67	2,266.64	118.97	3,400.00
Total UTILITIES	\$2,261.46	\$2,657.08	\$395.62	\$18,330.49	\$21,256.64	\$2,926.15	\$31,885.00
LANDSCAPE							
6000-00 Lawn Mowing	2,888.05	2,888.00	(0.05)	23,104.40	23,104.00	(0.40)	34,656.00
6010-00 Cleanup/Common area/Dock/Fence	1,200.00	1,862.50	662.50	14,879.74	14,900.00	20.26	22,350.00
6020-00 Mulch / Misc. Landscape	-	2,126.83	2,126.83	242.89	17,014.64	16,771.75	25,522.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	5,000.00	10,333.36	5,333.36	15,500.00
6046-00 RV / Boat Area	2,000.00	750.00	(1,250.00)	5,054.68	6,000.00	945.32	9,000.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	3,246.00	6,666.64	3,420.64	10,000.00
6060-00 Irrigation	2,124.68	850.00	(1,274.68)	7,966.69	6,800.00	(1,166.69)	10,200.00
6080-00 Signage	-	520.83	520.83	-	4,166.64	4,166.64	6,250.00
6090-00 Lake / Pond	520.00	604.17	84.17	4,585.00	4,833.36	248.36	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	4,000.00	3,753.82	6,000.00
Total LANDSCAPE	\$8,732.73	\$12,227.33	\$3,494.60	\$64,325.58	\$97,818.64	\$33,493.06	\$146,728.00



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2024 to 08/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	\$311.50	\$2,318.00	\$2,006.50	\$19,052.93	\$18,544.00	(\$508.93)	\$27,816.00
6340-00 Pest Control	-	83.33	83.33	-	666.64	666.64	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	333.36	333.36	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	666.64	666.64	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	41.88	1,333.36	1,291.48	2,000.00
Total BUILDING EXPENSES	\$311.50	\$2,693.00	\$2,381.50	\$19,094.81	\$21,544.00	\$2,449.19	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	7,200.00	6,666.64	(533.36)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	650.00	1,000.00	350.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	1,410.00	2,000.00	590.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	200.00	200.00	300.00
6525-00 Community Events	-	50.00	50.00	-	400.00	400.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	666.64	666.64	1,000.00
6540-00 Security System	-	166.67	166.67	16,569.40	1,333.36	(15,236.04)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	400.00	400.00	600.00
Total RECREATIONAL EXPENSES	\$900.00	\$1,583.33	\$683.33	\$25,829.40	\$12,666.64	(\$13,162.76)	\$19,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	-	-	-	3,750.00	3,750.00	-	5,000.00
7030-00 Dock Reserve	-	-	-	5,700.00	5,700.00	-	7,600.00
7040-00 Landscape Reserve	-	-	-	2,850.00	2,850.00	-	3,800.00
7070-00 Road Reserve Expense	-	-	-	3,060.00	3,060.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	-	-	-	2,250.00	2,250.00	-	3,000.00
7085-00 Storage Lot Reserve	-	-	-	6,750.00	6,750.00	-	9,000.00
7089-00 Additional Reserve Funding	-	-	-	24,352.08	-	(24,352.08)	-
7090-00 Reserve Interest	4,326.42	-	(4,326.42)	26,165.60	-	(26,165.60)	-
Total RESERVE FUNDING	\$4,326.42	\$-	(\$4,326.42)	\$74,877.68	\$24,360.00	(\$50,517.68)	\$32,480.00
Total OPERATING EXPENSE	\$25,764.52	\$29,945.32	\$4,180.80	\$283,614.67	\$263,922.56	(\$19,692.11)	\$391,824.00
Net Income:	\$10,059.32	\$2,706.68	\$7,352.64	\$14,189.45	(\$2,706.56)	\$16,896.01	\$0.00