



## Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 10/31/2024

### Assets

#### CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$111,767.23
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Total CASH - OPERATING:	\$111,767.23
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#### CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	67,707.49
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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	Fifth Third Bank - CD 7364 (4.40%, 2025-05-13)	77,139.18
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12-1271-00	Space Coast CU - Resv CD 7557 (5.25, 2025-04-18)	268,705.36
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Total CASH - RESERVE:	\$592,428.76
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#### ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	34,480.43
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14-1450-00	Allowance for Doubtful Accounts	(17,267.00)
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Total ASSESSMENTS RECEIVABLE:	\$17,213.43
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#### OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	31,770.89
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15-1550-00	Utility Deposits	370.00
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Total OTHER CURRENT ASSETS:	\$32,140.89
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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>\$766,426.53</b>
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### Liabilities & Equity

#### ACCOUNTS PAYABLE

20-2000-00	Accounts Payable	8,400.00
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20-2005-00	Accrued Expense	253.87
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Total ACCOUNTS PAYABLE:	\$8,653.87
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#### OTHER LIABILITIES

21-2100-00	Prepaid Assessments	3,397.22
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21-2101-00	Deferred Assessment	61,576.00
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21-2102-00	Deferred Social Member Assessment	1,720.00
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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:	\$69,204.89
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#### RESERVE EQUITY



## Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 10/31/2024

30-3010-00	Reserve Clubhouse	\$86,518.09	
30-3020-00	Reserve Contingency	56,269.80	
30-3025-00	Reserve - Contingency Sable Cove Legal	102,557.71	
30-3030-00	Reserve Dock	57,107.95	
30-3040-00	Reserve Landscape	35,249.60	
30-3050-00	Reserve Pool	92,811.16	
30-3060-00	Reserve Roof	17,176.74	
30-3070-00	Reserve Road	32,509.46	
30-3080-00	Reserve Park / Sports Complex	62,347.02	
30-3085-00	Reserve Storage Lot	18,009.94	
30-3090-00	Reserve Interest	31,871.29	
Total RESERVE EQUITY:			\$592,428.76
EQUITY			
31-3100-00	Prior Years Surplus(Loss)	91,183.32	
Total EQUITY:			\$91,183.32
Net Income Gain / Loss		4,955.69	\$4,955.69
Total Liabilities & Equity:			\$766,426.53



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 10/01/2024 to 10/31/2024

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	\$-	\$307,880.00	\$307,880.00	\$-	\$369,456.00
4006-00 Social Member Assessment	860.00	774.00	86.00	8,858.00	7,740.00	1,118.00	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	3,400.00	3,400.00	-	4,080.00
4015-00 Capital Contribution	-	-	-	2,580.00	-	2,580.00	-
4025-00 Interest Charges - Owners	166.39	-	166.39	1,016.12	-	1,016.12	-
4030-00 Legal Fees - Owner	-	-	-	84.00	-	84.00	-
4066-00 Pool & Boat Key Income	50.00	-	50.00	1,275.00	-	1,275.00	-
4070-00 Clubhouse Rental	-	-	-	2,350.00	-	2,350.00	-
4075-00 Storage Fee Income	-	750.00	(750.00)	9,600.00	7,500.00	2,100.00	9,000.00
4090-00 Interest - Operating	1.32	-	1.32	11.54	-	11.54	-
4095-00 Interest - Reserve	33.89	-	33.89	31,871.29	-	31,871.29	-
Total INCOME	\$32,239.60	\$32,652.00	(\$412.40)	\$368,925.95	\$326,520.00	\$42,405.95	\$391,824.00
Total OPERATING INCOME	\$32,239.60	\$32,652.00	(\$412.40)	\$368,925.95	\$326,520.00	\$42,405.95	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	15,420.00	15,416.70	(3.30)	18,500.00
5002-00 Onsite staffing - Office	1,750.00	1,820.00	70.00	18,625.00	18,200.00	(425.00)	21,840.00
5003-00 Onsite staffing - Maintenance	3,025.00	2,621.67	(403.33)	29,790.00	26,216.70	(3,573.30)	31,460.00
5010-00 Office Expense & Supplies	155.97	183.33	27.36	2,903.85	1,833.30	(1,070.55)	2,200.00
5020-00 Postage	420.17	250.00	(170.17)	2,147.98	2,500.00	352.02	3,000.00
5025-00 License / Permits / Fees	-	50.00	50.00	61.25	500.00	438.75	600.00
5030-00 Accounting	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
5045-00 Website Maintenance	1,310.00	100.00	(1,210.00)	1,782.17	1,000.00	(782.17)	1,200.00
5050-00 Insurance	2,902.00	2,700.25	(201.75)	27,220.87	27,002.50	(218.37)	32,403.00
5060-00 Legal	550.00	833.33	283.33	5,234.00	8,333.30	3,099.30	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	2,708.30	2,708.30	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	2,635.00	2,635.00	3,162.00
Total ADMINISTRATIVE EXPENSES	\$11,655.14	\$10,784.58	(\$870.56)	\$103,185.12	\$107,845.80	\$4,660.68	\$129,415.00
UTILITIES							
5500-00 Electricity	993.92	1,914.58	920.66	15,657.84	19,145.80	3,487.96	22,975.00
5510-00 Water & Sewer	400.25	459.17	58.92	3,827.51	4,591.70	764.19	5,510.00
5550-00 Internet & Telephone	366.51	283.33	(83.18)	2,880.32	2,833.30	(47.02)	3,400.00
Total UTILITIES	\$1,760.68	\$2,657.08	\$896.40	\$22,365.67	\$26,570.80	\$4,205.13	\$31,885.00
LANDSCAPE							
6000-00 Lawn Mowing	2,888.05	2,888.00	(0.05)	29,280.50	28,880.00	(400.50)	34,656.00
6010-00 Cleanup/Common area/Dock/Fence	-	1,862.50	1,862.50	14,879.74	18,625.00	3,745.26	22,350.00
6020-00 Mulch / Misc. Landscape	14,000.00	2,126.83	(11,873.17)	14,242.89	21,268.30	7,025.41	25,522.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	5,625.00	12,916.70	7,291.70	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	5,054.68	7,500.00	2,445.32	9,000.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	4,328.00	8,333.30	4,005.30	10,000.00
6060-00 Irrigation	6,227.59	850.00	(5,377.59)	14,194.28	8,500.00	(5,694.28)	10,200.00
6080-00 Signage	264.65	520.83	256.18	264.65	5,208.30	4,943.65	6,250.00
6090-00 Lake / Pond	-	604.17	604.17	5,105.00	6,041.70	936.70	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	5,000.00	4,753.82	6,000.00
Total LANDSCAPE	\$23,380.29	\$12,227.33	(\$11,152.96)	\$93,220.92	\$122,273.30	\$29,052.38	\$146,728.00



## Income Statement - Operating

Riverwood Plantation Homeowners Association

From 10/01/2024 to 10/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	\$767.50	\$2,318.00	\$1,550.50	\$20,183.74	\$23,180.00	\$2,996.26	\$27,816.00
6340-00 Pest Control	-	83.33	83.33	-	833.30	833.30	1,000.00
6345-00 Termite Bond	-	41.67	41.67	402.66	416.70	14.04	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	833.30	833.30	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	41.88	1,666.70	1,624.82	2,000.00
Total BUILDING EXPENSES	\$767.50	\$2,693.00	\$1,925.50	\$20,628.28	\$26,930.00	\$6,301.72	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	9,000.00	8,333.30	(666.70)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	650.00	1,250.00	600.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	1,410.00	2,500.00	1,090.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	250.00	250.00	-	300.00
6525-00 Community Events	-	50.00	50.00	-	500.00	500.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	833.30	833.30	1,000.00
6540-00 Security System	7,987.50	166.67	(7,820.83)	24,556.90	1,666.70	(22,890.20)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	500.00	500.00	600.00
Total RECREATIONAL EXPENSES	\$8,887.50	\$1,583.33	(\$7,304.17)	\$35,866.90	\$15,833.30	(\$20,033.60)	\$19,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	1,250.00	1,250.00	-	5,000.00	5,000.00	-	5,000.00
7030-00 Dock Reserve	1,900.00	1,900.00	-	7,600.00	7,600.00	-	7,600.00
7040-00 Landscape Reserve	950.00	950.00	-	3,800.00	3,800.00	-	3,800.00
7070-00 Road Reserve Expense	1,020.00	1,020.00	-	4,080.00	4,080.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	750.00	750.00	-	3,000.00	3,000.00	-	3,000.00
7085-00 Storage Lot Reserve	2,250.00	2,250.00	-	9,000.00	9,000.00	-	9,000.00
7089-00 Additional Reserve Funding	-	-	-	24,352.08	-	(24,352.08)	-
7090-00 Reserve Interest	33.89	-	(33.89)	31,871.29	-	(31,871.29)	-
Total RESERVE FUNDING	\$8,153.89	\$8,120.00	(\$33.89)	\$88,703.37	\$32,480.00	(\$56,223.37)	\$32,480.00
Total OPERATING EXPENSE	\$54,605.00	\$38,065.32	(\$16,539.68)	\$363,970.26	\$331,933.20	(\$32,037.06)	\$391,824.00
Net Income:	(\$22,365.40)	(\$5,413.32)	(\$16,952.08)	\$4,955.69	(\$5,413.20)	\$10,368.89	\$0.00