



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 09/30/2024

Assets

CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$133,744.99
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Total CASH - OPERATING:	\$133,744.99
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CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	59,553.60
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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:	\$584,274.87
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ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	22,755.38
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14-1450-00	Allowance for Doubtful Accounts	(17,267.00)
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Total ASSESSMENTS RECEIVABLE:	\$5,488.38
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OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	859.80
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15-1510-00	Prepaid Expense	100.00
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15-1550-00	Utility Deposits	370.00
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Total OTHER CURRENT ASSETS:	\$1,329.80
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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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Total Assets:	\$737,714.26
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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	328.87
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Total ACCOUNTS PAYABLE:	\$8,728.87
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OTHER LIABILITIES

21-2100-00	Prepaid Assessments	24,374.44
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21-2107-00	Due to Alliance CAS	1,831.67
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Total OTHER LIABILITIES:	\$26,206.11
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RESERVE EQUITY

30-3010-00	Reserve Clubhouse	85,268.09
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30-3020-00	Reserve Contingency	56,269.80
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End Date: 09/30/2024

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	31,837.40	
Total RESERVE EQUITY:			\$584,274.87
EQUITY			
31-3100-00	Prior Years Surplus(Loss)	91,183.32	
Total EQUITY:			\$91,183.32
Net Income Gain / Loss		27,321.09	\$27,321.09
Total Liabilities & Equity:			\$737,714.26



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 09/01/2024 to 09/30/2024

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	\$-	\$277,092.00	\$277,092.00	\$-	\$369,456.00
4006-00 Social Member Assessment	774.00	774.00	-	7,998.00	6,966.00	1,032.00	9,288.00
4010-00 Roadway Special Assessment	340.00	340.00	-	3,060.00	3,060.00	-	4,080.00
4015-00 Capital Contribution	172.00	-	172.00	2,580.00	-	2,580.00	-
4025-00 Interest Charges - Owners	21.29	-	21.29	849.73	-	849.73	-
4030-00 Legal Fees - Owner	-	-	-	84.00	-	84.00	-
4066-00 Pool & Boat Key Income	75.00	-	75.00	1,225.00	-	1,225.00	-
4070-00 Clubhouse Rental	(75.00)	-	(75.00)	2,350.00	-	2,350.00	-
4075-00 Storage Fee Income	-	750.00	(750.00)	9,600.00	6,750.00	2,850.00	9,000.00
4090-00 Interest - Operating	1.14	-	1.14	10.22	-	10.22	-
4095-00 Interest - Reserve	5,671.80	-	5,671.80	31,837.40	-	31,837.40	-
Total INCOME	\$37,768.23	\$32,652.00	\$5,116.23	\$336,686.35	\$293,868.00	\$42,818.35	\$391,824.00
Total OPERATING INCOME	\$37,768.23	\$32,652.00	\$5,116.23	\$336,686.35	\$293,868.00	\$42,818.35	\$391,824.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,542.00	1,541.67	(0.33)	13,878.00	13,875.03	(2.97)	18,500.00
5002-00 Onsite staffing - Office	1,750.00	1,820.00	70.00	16,875.00	16,380.00	(495.00)	21,840.00
5003-00 Onsite staffing - Maintenance	3,025.00	2,621.67	(403.33)	26,765.00	23,595.03	(3,169.97)	31,460.00
5010-00 Office Expense & Supplies	707.17	183.33	(523.84)	2,747.88	1,649.97	(1,097.91)	2,200.00
5020-00 Postage	61.17	250.00	188.83	1,727.81	2,250.00	522.19	3,000.00
5025-00 License / Permits / Fees	(250.00)	50.00	300.00	61.25	450.00	388.75	600.00
5030-00 Accounting	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
5045-00 Website Maintenance	50.00	100.00	50.00	472.17	900.00	427.83	1,200.00
5050-00 Insurance	2,653.93	2,700.25	46.32	24,318.87	24,302.25	(16.62)	32,403.00
5060-00 Legal	834.00	833.33	(0.67)	4,684.00	7,499.97	2,815.97	10,000.00
5080-00 Bad Debt	-	270.83	270.83	-	2,437.47	2,437.47	3,250.00
5090-00 Reserve Study	-	263.50	263.50	-	2,371.50	2,371.50	3,162.00
Total ADMINISTRATIVE EXPENSES	\$10,373.27	\$10,784.58	\$411.31	\$91,529.98	\$97,061.22	\$5,531.24	\$129,415.00
UTILITIES							
5500-00 Electricity	1,549.19	1,914.58	365.39	14,663.92	17,231.22	2,567.30	22,975.00
5510-00 Water & Sewer	359.17	459.17	100.00	3,427.26	4,132.53	705.27	5,510.00
5550-00 Internet & Telephone	366.14	283.33	(82.81)	2,513.81	2,549.97	36.16	3,400.00
Total UTILITIES	\$2,274.50	\$2,657.08	\$382.58	\$20,604.99	\$23,913.72	\$3,308.73	\$31,885.00
LANDSCAPE							
6000-00 Lawn Mowing	3,288.05	2,888.00	(400.05)	26,392.45	25,992.00	(400.45)	34,656.00
6010-00 Cleanup/Common area/Dock/Fence	-	1,862.50	1,862.50	14,879.74	16,762.50	1,882.76	22,350.00
6020-00 Mulch / Misc. Landscape	-	2,126.83	2,126.83	242.89	19,141.47	18,898.58	25,522.00
6030-00 Tree Trimming	625.00	1,291.67	666.67	5,625.00	11,625.03	6,000.03	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	5,054.68	6,750.00	1,695.32	9,000.00
6050-00 Fertilization / Weed / Pest	1,082.00	833.33	(248.67)	4,328.00	7,499.97	3,171.97	10,000.00
6060-00 Irrigation	-	850.00	850.00	7,966.69	7,650.00	(316.69)	10,200.00
6080-00 Signage	-	520.83	520.83	-	4,687.47	4,687.47	6,250.00
6090-00 Lake / Pond	520.00	604.17	84.17	5,105.00	5,437.53	332.53	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	246.18	4,500.00	4,253.82	6,000.00
Total LANDSCAPE	\$5,515.05	\$12,227.33	\$6,712.28	\$69,840.63	\$110,045.97	\$40,205.34	\$146,728.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 09/01/2024 to 09/30/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	\$363.31	\$2,318.00	\$1,954.69	\$19,416.24	\$20,862.00	\$1,445.76	\$27,816.00
6340-00 Pest Control	-	83.33	83.33	-	749.97	749.97	1,000.00
6345-00 Termite Bond	402.66	41.67	(360.99)	402.66	375.03	(27.63)	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	749.97	749.97	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	41.88	1,500.03	1,458.15	2,000.00
Total BUILDING EXPENSES	\$765.97	\$2,693.00	\$1,927.03	\$19,860.78	\$24,237.00	\$4,376.22	\$32,316.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	900.00	833.33	(66.67)	8,100.00	7,499.97	(600.03)	10,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	650.00	1,125.00	475.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	1,410.00	2,250.00	840.00	3,000.00
6520-00 Pool Permit	250.00	25.00	(225.00)	250.00	225.00	(25.00)	300.00
6525-00 Community Events	-	50.00	50.00	-	450.00	450.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	749.97	749.97	1,000.00
6540-00 Security System	-	166.67	166.67	16,569.40	1,500.03	(15,069.37)	2,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	450.00	450.00	600.00
Total RECREATIONAL EXPENSES	\$1,150.00	\$1,583.33	\$433.33	\$26,979.40	\$14,249.97	(\$12,729.43)	\$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	5,671.80	-	(5,671.80)	31,837.40	-	(31,837.40)	-
Total RESERVE FUNDING	\$5,671.80	\$-	(\$5,671.80)	\$80,549.48	\$24,360.00	(\$56,189.48)	\$32,480.00
Total OPERATING EXPENSE	\$25,750.59	\$29,945.32	\$4,194.73	\$309,365.26	\$293,867.88	(\$15,497.38)	\$391,824.00
Net Income:	\$12,017.64	\$2,706.68	\$9,310.96	\$27,321.09	\$0.12	\$27,320.97	\$0.00