



Riverstone Homeowners Association, Inc.
Balance Sheet Comparison Report
As Of 9/30/2024

	Balance 9/30/2024	Balance 4/30/2024	Change
Assets			
<u>Cash-Foundation</u>			
10300 - Foundation Payments	\$263,851.63	\$311,181.89	(\$47,330.26)
10310 - Foundation ICS	\$1,210,403.34	\$1,206,351.45	\$4,051.89
10320 - Foundation CDARS	\$0.00	\$0.00	\$0.00
<u>Cash-Foundation Total</u>	<u>\$1,474,254.97</u>	<u>\$1,517,533.34</u>	<u>(\$43,278.37)</u>
<u>Cash-Operating</u>			
10100 - Operating Fund:AAB - Operating Account	(\$63,151.98)	(\$469,585.82)	\$406,433.84
10110 - Operating Fund:ICS - Operating Account DDA	\$1,290,024.42	\$5,908,466.67	(\$4,618,442.25)
10120 - Operating Fund:AAB - Pool/Construction Deposit	\$254,495.91	\$223,471.21	\$31,024.70
10130 - Operating Fund:Operating - Petty Cash -Debit	\$6,758.68	\$3,382.82	\$3,375.86
10140 - Operating Fund CDARS	\$1,027,773.30	\$1,008,032.44	\$19,740.86
<u>Cash-Operating Total</u>	<u>\$2,515,900.33</u>	<u>\$6,673,767.32</u>	<u>(\$4,157,866.99)</u>
<u>Cash-Reserves</u>			
10215 - Reserve/Replacement Fund:ICS - Reserve MM	\$2,447,266.30	\$2,577,187.64	(\$129,921.34)
10225 - Reserve/Replacement Fund:AAB - Reserve Account	\$0.00	(\$281,244.11)	\$281,244.11
10235 - Reserve/Replacement Fund CDARS	\$2,159,226.01	\$2,117,479.74	\$41,746.27
10245 - Reserve/Replacement Fund: ML 531-02323	\$3,729,265.24	\$3,594,160.28	\$135,104.96
<u>Cash-Reserves Total</u>	<u>\$8,335,757.55</u>	<u>\$8,007,583.55</u>	<u>\$328,174.00</u>
<u>Other Current Assets</u>			
13800 - Fixed Assets	\$119,956.00	\$0.00	\$119,956.00
13850 - Accumulated Depreciation	(\$79,999.00)	\$0.00	(\$79,999.00)
13900 - Prepaid Insurance	\$73,910.88	\$164,510.40	(\$90,599.52)
13950 - Prepaid Expenses	\$26,379.85	\$26,379.85	\$0.00
30410 - Due From Operating	(\$1,000.00)	(\$1,000.00)	\$0.00
<u>Other Current Assets Total</u>	<u>\$139,247.73</u>	<u>\$189,890.25</u>	<u>(\$50,642.52)</u>
<u>Accounts Receivable (A/R)</u>			
13100 - Assessment Receivable	\$629,972.79	\$863,480.39	(\$233,507.60)
13610 - Misc Income Receivable	\$65,213.66	\$65,213.66	\$0.00
13700 - Allowance for Doubtful Accounts	(\$61,446.00)	(\$61,981.20)	\$535.20
<u>Accounts Receivable (A/R) Total</u>	<u>\$633,740.45</u>	<u>\$866,712.85</u>	<u>(\$232,972.40)</u>
Assets Total	\$13,098,901.03	\$17,255,487.31	(\$4,156,586.28)
Liabilities and Equity			
<u>Accounts Payable (A/P)</u>			
30100 - Accounts Payable	\$542,161.12	(\$82,179.94)	\$624,341.06
<u>Accounts Payable (A/P) Total</u>	<u>\$542,161.12</u>	<u>(\$82,179.94)</u>	<u>\$624,341.06</u>



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<u>Other Current Liabilities</u>			
30101 - Accrued Payroll	(\$5,146.81)	\$0.00	(\$5,146.81)
30102 - Accrued PTO	\$2,296.06	\$0.00	\$2,296.06
30200 - Due to/from Foundation	(\$9,400.00)	\$0.00	(\$9,400.00)
30300 - Due to/from Commercial POA	(\$1,110.43)	\$0.00	(\$1,110.43)
30400 - Due to/from Reserve	\$0.00	\$0.00	\$0.00
30500 - Unearned Income	\$2,115,019.08	\$5,570,734.08	(\$3,455,715.00)
32000 - Construction/Pool Deposits	\$243,496.50	\$226,496.50	\$17,000.00
32800 - ClubHouse Security Deposits	\$11,480.00	(\$20.00)	\$11,500.00
33100 - Prepaid Assessments	\$286,719.97	\$245,762.03	\$40,957.94
<u>Other Current Liabilities Total</u>	<u>\$2,643,354.37</u>	<u>\$6,042,972.61</u>	<u>(\$3,399,618.24)</u>
<u>Retained Earnings</u>			
53000 - Retained Earnings - Foundation Payments	\$476,114.98	\$476,114.98	\$0.00
<u>Retained Earnings Total</u>	<u>\$476,114.98</u>	<u>\$476,114.98</u>	<u>\$0.00</u>
<u>Operating Retained Earnings</u>	\$1,219,591.34	\$1,422,392.74	(\$202,801.40)
<u>Reserve Retained Earnings</u>	\$7,241,414.31	\$7,241,414.31	\$0.00
<u>Operating Net Income</u>	\$1,405,365.98	\$2,801,778.63	(\$1,396,412.65)
<u>Reserve Net Income</u>	(\$429,101.07)	(\$647,006.02)	\$217,904.95
<u>Liabilities & Equity Total</u>	<u>\$13,098,901.03</u>	<u>\$17,255,487.31</u>	<u>(\$4,156,586.28)</u>



Riverstone Homeowners Association, Inc.
Budget Comparison Summary Report
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Operating Income	\$708,445.73	\$712,406.00	(\$3,960.27)	\$6,797,768.31	\$7,084,337.00	(\$286,568.69)	\$9,247,699.00
Foundation Fund Income	\$44,885.40	\$46,398.00	(\$1,512.60)	\$329,112.65	\$375,566.00	(\$46,453.35)	\$480,028.00
Neighborhood Operating Income	\$0.00	\$173,504.00	(\$173,504.00)	\$2,081,043.00	\$1,565,739.00	\$515,304.00	\$2,085,440.00
Total Income	\$753,331.13	\$932,308.00	(\$178,976.87)	\$9,207,923.96	\$9,025,642.00	\$182,281.96	\$11,813,167.00
Expense							
General Property Maintenance	(\$34,030.27)	\$49,060.00	\$83,090.27	\$419,935.53	\$496,558.00	\$76,622.47	\$660,913.00
Landscaping	\$151,288.82	\$98,294.00	(\$52,994.82)	\$2,063,366.64	\$2,472,775.00	\$409,408.36	\$3,229,125.00
Lakes/Waterways	\$31,012.79	\$31,920.00	\$907.21	\$205,739.50	\$289,280.00	\$83,540.50	\$385,040.00
Pool & Buildings	\$12,310.28	\$23,369.00	\$11,058.72	\$516,982.80	\$573,758.00	\$56,775.20	\$622,749.00
Tennis Pro Shop	\$0.00	\$900.00	\$900.00	\$679.44	\$11,750.00	\$11,070.56	\$15,600.00
Utilities	\$199,716.26	\$184,719.00	(\$14,997.26)	\$1,128,234.04	\$1,276,730.00	\$148,495.96	\$1,562,637.00
General Recreation	\$41,847.15	\$30,188.00	(\$11,659.15)	\$389,309.82	\$349,356.00	(\$39,953.82)	\$476,684.00
Community Events/Functions	\$42,797.46	\$26,347.00	(\$16,450.46)	(\$106,087.66)	(\$73,086.00)	\$33,001.66	\$0.00
Community Standards	\$30,254.42	\$31,804.00	\$1,549.58	\$288,235.24	\$319,715.00	\$31,479.76	\$434,367.00
Administrative Expenses	\$125,352.84	\$60,933.00	(\$64,419.84)	\$587,193.97	\$626,065.00	\$38,871.03	\$871,646.00
Professional Services	\$27,554.81	\$9,690.00	(\$17,864.81)	\$146,876.65	\$93,843.00	(\$53,033.65)	\$122,970.00
Member Communications	\$4,467.24	\$5,650.00	\$1,182.76	(\$6,501.65)	\$21,760.00	\$28,261.65	\$56,535.00
Insurance & Taxes	\$22,354.27	\$20,087.00	(\$2,267.27)	\$200,534.14	\$180,678.00	(\$19,856.14)	\$282,123.00
Other Operating Expenses	\$0.00	\$0.00	\$0.00	\$8,569.17	\$39,000.00	\$30,430.83	\$820,984.00
Neighborhood Operating Expense	\$43,773.69	\$71,276.00	\$27,502.31	\$1,319,619.84	\$1,515,873.00	\$196,253.16	\$1,708,334.00
Foundation Fund Expenses	\$200,000.00	\$0.00	(\$200,000.00)	\$616,222.66	\$445,371.00	(\$170,851.66)	\$445,371.00
Parks & Tennis	\$0.00	\$14,500.00	\$14,500.00	\$23,647.85	\$40,975.00	\$17,327.15	\$54,450.00
Total Expense	\$898,699.76	\$658,737.00	(\$239,962.76)	\$7,802,557.98	\$8,680,401.00	\$877,843.02	\$11,749,528.00
Operating Net Income	(\$145,368.63)	\$273,571.00	(\$418,939.63)	\$1,405,365.98	\$345,241.00	\$1,060,124.98	\$63,639.00
Reserve Income							
Reserve Fund Income	\$65,513.51	\$37,142.00	\$28,371.51	\$435,682.53	\$481,157.00	(\$45,474.47)	\$1,322,397.00
Capital Income	\$0.00	\$0.00	\$0.00	\$0.00	\$39,736.00	(\$39,736.00)	\$39,736.00
Neighborhood Reserve Fund Income	(\$33,800.00)	\$0.00	(\$33,800.00)	\$718,119.00	\$754,882.00	(\$36,763.00)	\$754,882.00
Total Reserve Income	\$31,713.51	\$37,142.00	(\$5,428.49)	\$1,153,801.53	\$1,275,775.00	(\$121,973.47)	\$2,117,015.00
Reserve Expense							
Reserve Expense	(\$18,917.33)	\$0.00	\$18,917.33	\$1,582,902.60	\$1,820,875.00	\$237,972.40	\$1,820,875.00
Total Reserve Expense	(\$18,917.33)	\$0.00	\$18,917.33	\$1,582,902.60	\$1,820,875.00	\$237,972.40	\$1,820,875.00
Reserve Net Income	\$50,630.84	\$37,142.00	\$13,488.84	(\$429,101.07)	(\$545,100.00)	\$115,998.93	\$296,140.00
Net Income	(\$94,737.79)	\$310,713.00	(\$405,450.79)	\$976,264.91	(\$199,859.00)	\$1,176,123.91	\$359,779.00