



Riverstone Homeowners Association, Inc.
Balance Sheet Comparison Report
As Of 12/31/2024

	Balance 12/31/2024	Balance 12/31/2023	Change
Assets			
<u>Cash-Foundation</u>			
10300 - Foundation Payments	\$456,571.49	\$741,722.34	(\$285,150.85)
10310 - Foundation ICS	\$711,693.15	\$1,203,156.57	(\$491,463.42)
10320 - Foundation CDARS	\$503,532.52	\$0.00	\$503,532.52
<u>Cash-Foundation Total</u>	<u>\$1,671,797.16</u>	<u>\$1,944,878.91</u>	<u>(\$273,081.75)</u>
<u>Cash-Operating</u>			
10100 - Operating Fund:AAB - Operating Account	(\$330,414.36)	(\$228,219.16)	(\$102,195.20)
10110 - Operating Fund:ICS - Operating Account DDA	\$3,296,522.78	\$3,083,007.98	\$213,514.80
10120 - Operating Fund:AAB - Pool/Construction Deposit	\$265,512.40	\$212,953.24	\$52,559.16
10130 - Operating Fund:Operating - Petty Cash -Debit	\$9,019.19	\$2,392.84	\$6,626.35
10140 - Operating Fund CDARS	\$1,037,252.38	\$0.00	\$1,037,252.38
<u>Cash-Operating Total</u>	<u>\$4,277,892.39</u>	<u>\$3,070,134.90</u>	<u>\$1,207,757.49</u>
<u>Cash-Reserves</u>			
10215 - Reserve/Replacement Fund:ICS - Reserve MM	\$1,904,495.84	\$2,875,484.66	(\$970,988.82)
10225 - Reserve/Replacement Fund:AAB - Reserve Account	\$0.00	\$0.00	\$0.00
10235 - Reserve/Replacement Fund CDARS	\$2,185,418.83	\$2,084,692.15	\$100,726.68
10245 - Reserve/Replacement Fund: ML 531-02323	\$3,724,555.52	\$3,595,941.28	\$128,614.24
<u>Cash-Reserves Total</u>	<u>\$7,814,470.19</u>	<u>\$8,556,118.09</u>	<u>(\$741,647.90)</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	\$296,132.51	(\$153.44)	\$296,285.95
13950 - Prepaid Expenses	\$44,538.27	\$22,432.00	\$22,106.27
30410 - Due From Operating	(\$1,000.00)	(\$1,000.00)	\$0.00
<u>Other Current Assets Total</u>	<u>\$379,627.78</u>	<u>\$21,278.56</u>	<u>\$358,349.22</u>
<u>Accounts Receivable (A/R)</u>			
13100 - Assessment Receivable	\$576,067.06	\$455,349.53	\$120,717.53
13610 - Misc Income Receivable	\$217,541.66	\$224,301.96	(\$6,760.30)
13700 - Allowance for Doubtful Accounts	(\$48,966.01)	(\$73,470.20)	\$24,504.19
<u>Accounts Receivable (A/R) Total</u>	<u>\$744,642.71</u>	<u>\$606,181.29</u>	<u>\$138,461.42</u>
Assets Total	\$14,888,430.23	\$14,198,591.75	\$689,838.48
Liabilities and Equity			
<u>Accounts Payable (A/P)</u>			
30100 - Accounts Payable	\$645,483.93	\$123,713.97	\$521,769.96
30110 - Accounts Payable - Reserve	\$20,136.58	\$0.00	\$20,136.58



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<u>Accounts Payable (A/P) Total</u>	\$665,620.51	\$123,713.97	\$541,906.54
<u>Other Current Liabilities</u>			
30101 - Accrued Payroll	\$76,442.75	\$55,712.14	\$20,730.61
30102 - Accrued PTO	\$0.00	\$13,198.34	(\$13,198.34)
30200 - Due to/from Foundation	\$0.00	\$0.00	\$0.00
30300 - Due to/from Commercial POA	(\$1,289.57)	\$1,268.00	(\$2,557.57)
30400 - Due to/from Reserve	(\$150,000.00)	\$0.00	(\$150,000.00)
30500 - Unearned Income	\$0.00	\$26,520.60	(\$26,520.60)
32000 - Construction/Pool Deposits	\$248,996.50	\$215,996.50	\$33,000.00
32800 - ClubHouse Security Deposits	\$12,480.00	(\$20.00)	\$12,500.00
33100 - Prepaid Assessments	\$4,857,383.67	\$4,691,190.65	\$166,193.02
<u>Other Current Liabilities Total</u>	\$5,044,013.35	\$5,003,866.23	\$40,147.12
<u>Retained Earnings</u>			
53000 - Retained Earnings - Foundation Payments	\$0.00	\$476,114.98	(\$476,114.98)
<u>Retained Earnings Total</u>	\$0.00	\$476,114.98	(\$476,114.98)
<u>Operating Retained Earnings</u>	\$1,961,122.62	\$1,078,703.14	\$882,419.48
<u>Reserve Retained Earnings</u>	\$7,241,414.31	\$7,183,750.35	\$57,663.96
<u>Operating Net Income</u>	\$211,729.23	\$274,779.12	(\$63,049.89)
<u>Reserve Net Income</u>	(\$235,469.79)	\$57,663.96	(\$293,133.75)
<u>Liabilities & Equity Total</u>	\$14,888,430.23	\$14,198,591.75	\$689,838.48



Riverstone Homeowners Association, Inc.
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Operating Income	\$918,229.65	\$708,531.00	\$209,698.65	\$9,268,089.27	\$9,247,699.00	\$20,390.27	\$9,247,699.00
Foundation Fund Income	\$44,607.59	\$37,757.00	\$6,850.59	\$427,513.30	\$480,028.00	(\$52,514.70)	\$480,028.00
Neighborhood Operating Income	\$0.00	\$173,159.00	(\$173,159.00)	\$2,081,043.00	\$2,085,440.00	(\$4,397.00)	\$2,085,440.00
Total Income	\$962,837.24	\$919,447.00	\$43,390.24	\$11,776,645.57	\$11,813,167.00	(\$36,521.43)	\$11,813,167.00
Expense							
General Property Maintenance	\$110,438.85	\$62,760.00	(\$47,678.85)	\$638,037.93	\$660,913.00	\$22,875.07	\$660,913.00
Landscaping	\$487,546.52	\$46,236.00	(\$441,310.52)	\$3,077,973.27	\$3,229,125.00	\$151,151.73	\$3,229,125.00
Lakes/Waterways	\$26,520.83	\$31,920.00	\$5,399.17	\$279,429.58	\$385,040.00	\$105,610.42	\$385,040.00
Pool & Buildings	\$7,136.86	\$24,972.00	\$17,835.14	\$558,743.56	\$622,749.00	\$64,005.44	\$622,749.00
Racquet Club	\$0.00	\$900.00	\$900.00	\$679.44	\$15,600.00	\$14,920.56	\$15,600.00
Utilities	\$272,077.97	\$78,727.00	(\$193,350.97)	\$1,692,003.81	\$1,562,637.00	(\$129,366.81)	\$1,562,637.00
General Recreation	\$79,324.95	\$48,452.00	(\$30,872.95)	\$550,498.91	\$476,684.00	(\$73,814.91)	\$476,684.00
Community Events/Functions	\$28,469.47	\$14,317.00	(\$14,152.47)	\$2,494.68	\$0.00	(\$2,494.68)	\$0.00
Compliance	\$96,118.18	\$49,869.00	(\$46,249.18)	\$452,802.75	\$434,367.00	(\$18,435.75)	\$434,367.00
Administrative Expenses	\$192,176.17	\$122,548.00	(\$69,628.17)	\$888,834.55	\$871,646.00	(\$17,188.55)	\$871,646.00
Professional Services	\$26,303.64	\$9,687.00	(\$16,616.64)	\$183,433.69	\$122,970.00	(\$60,463.69)	\$122,970.00
Member Communications	\$9,355.85	\$9,500.00	\$144.15	\$16,451.66	\$56,535.00	\$40,083.34	\$56,535.00
Insurance & Taxes	\$48,053.60	\$61,273.00	\$13,219.40	\$293,353.71	\$282,123.00	(\$11,230.71)	\$282,123.00
Other Operating Expenses	\$644,176.00	\$781,984.00	\$137,808.00	\$644,189.00	\$820,984.00	\$176,795.00	\$820,984.00
Neighborhood Operating Expense	\$88,747.38	\$55,373.00	(\$33,374.38)	\$1,616,652.46	\$1,708,334.00	\$91,681.54	\$1,708,334.00
Foundation Fund Expenses	\$0.00	\$0.00	\$0.00	\$625,622.66	\$445,371.00	(\$180,251.66)	\$445,371.00
Parks & Tennis	\$13,218.77	\$1,000.00	(\$12,218.77)	\$43,714.68	\$54,450.00	\$10,735.32	\$54,450.00
Total Expense	\$2,129,665.04	\$1,399,518.00	(\$730,147.04)	\$11,564,916.34	\$11,749,528.00	\$184,611.66	\$11,749,528.00
Operating Net Income	(\$1,166,827.80)	(\$480,071.00)	(\$686,756.80)	\$211,729.23	\$63,639.00	\$148,090.23	\$63,639.00
Reserve Income							
Reserve Fund Income	\$777,960.32	\$785,976.00	(\$8,015.68)	\$1,277,927.61	\$1,322,397.00	(\$44,469.39)	\$1,322,397.00
Capital Income	\$39,000.00	\$0.00	\$39,000.00	\$39,000.00	\$39,736.00	(\$736.00)	\$39,736.00
Neighborhood Reserve Fund Income	(\$82,001.00)	\$0.00	(\$82,001.00)	\$636,118.00	\$754,882.00	(\$118,764.00)	\$754,882.00
Total Reserve Income	\$734,959.32	\$785,976.00	(\$51,016.68)	\$1,953,045.61	\$2,117,015.00	(\$163,969.39)	\$2,117,015.00
Reserve Expense							
Reserve Expense	\$404,913.03	\$0.00	(\$404,913.03)	\$2,188,515.40	\$1,820,875.00	(\$367,640.40)	\$1,820,875.00
Total Reserve Expense	\$404,913.03	\$0.00	(\$404,913.03)	\$2,188,515.40	\$1,820,875.00	(\$367,640.40)	\$1,820,875.00
Reserve Net Income	\$330,046.29	\$785,976.00	(\$455,929.71)	(\$235,469.79)	\$296,140.00	(\$531,609.79)	\$296,140.00
Net Income	(\$836,781.51)	\$305,905.00	(\$1,142,686.51)	(\$23,740.56)	\$359,779.00	(\$383,519.56)	\$359,779.00