



Riverstone Homeowners Association, Inc.
Balance Sheet Comparison Report
As Of 2/28/2025

	<u>Balance</u> <u>2/28/2025</u>	<u>Balance</u> <u>12/31/2024</u>	<u>Change</u>
Assets			
<u>Cash-Foundation</u>			
10300 - Foundation Payments	\$456,589.94	\$456,571.49	\$18.45
10310 - Foundation ICS	\$712,441.23	\$711,693.15	\$748.08
10320 - Foundation CDARS	\$507,148.41	\$503,532.52	\$3,615.89
<u>Cash-Foundation Total</u>	\$1,676,179.58	\$1,671,797.16	\$4,382.42
<u>Cash-Operating</u>			
10100 - Operating Fund:AAB - Operating Account	(\$414,198.10)	(\$330,414.36)	(\$83,783.74)
10110 - Operating Fund:ICS - Operating Account DDA	\$5,316,442.04	\$3,296,522.78	\$2,019,919.26
10120 - Operating Fund:AAB - Pool/Construction Deposit	\$271,013.19	\$265,512.40	\$5,500.79
10130 - Operating Fund:Operating - Petty Cash -Debit	\$2,303.37	\$2,318.16	(\$14.79)
10140 - Operating Fund CDARS	\$1,043,760.48	\$1,037,252.38	\$6,508.10
<u>Cash-Operating Total</u>	\$6,219,320.98	\$4,271,191.36	\$1,948,129.62
<u>Cash-Reserves</u>			
10215 - Reserve/Replacement Fund:ICS - Reserve MM	\$2,779,584.38	\$1,904,495.84	\$875,088.54
10225 - Reserve/Replacement Fund:AAB - Reserve Account	\$0.00	\$0.00	\$0.00
10235 - Reserve/Replacement Fund CDARS	\$2,202,383.36	\$2,185,418.83	\$16,964.53
10245 - Reserve/Replacement Fund: ML 531-02323	\$3,772,017.53	\$3,724,555.52	\$47,462.01
<u>Cash-Reserves Total</u>	\$8,753,985.27	\$7,814,470.19	\$939,515.08
<u>Other Current Assets</u>			
13800 - Fixed Assets	\$119,956.00	\$119,956.00	\$0.00
13850 - Accumulated Depreciation	(\$79,999.00)	(\$79,999.00)	\$0.00
13900 - Prepaid Insurance	\$246,780.13	\$296,132.51	(\$49,352.38)
13950 - Prepaid Expenses	\$21,264.00	\$44,538.27	(\$23,274.27)
30410 - Due From Operating	(\$1,000.00)	(\$1,000.00)	\$0.00
<u>Other Current Assets Total</u>	\$307,001.13	\$379,627.78	(\$72,626.65)
<u>Accounts Receivable (A/R)</u>			
13100 - Assessment Receivable	\$1,548,271.56	\$576,067.06	\$972,204.50
13610 - Misc Income Receivable	\$213,476.66	\$217,541.66	(\$4,065.00)
13700 - Allowance for Doubtful Accounts	(\$46,084.68)	(\$48,966.01)	\$2,881.33
<u>Accounts Receivable (A/R) Total</u>	\$1,715,663.54	\$744,642.71	\$971,020.83
 Assets Total	 \$18,672,150.50	 \$14,881,729.20	 \$3,790,421.30
 Liabilities and Equity			
<u>Accounts Payable (A/P)</u>			
30100 - Accounts Payable	\$35,496.11	\$645,483.93	(\$609,987.82)
30110 - Accounts Payable - Reserve	\$20,136.58	\$20,136.58	\$0.00



Riverstone Homeowners Association, Inc.
Balance Sheet Comparison Report
As Of 2/28/2025

	Balance 2/28/2025	Balance 12/31/2024	Change
<u>Accounts Payable (A/P) Total</u>	\$55,632.69	\$665,620.51	(\$609,987.82)
<u>Other Current Liabilities</u>			
30101 - Accrued Payroll	\$0.00	\$76,442.75	(\$76,442.75)
30102 - Accrued PTO	\$0.00	\$0.00	\$0.00
30200 - Due to/from Foundation	\$0.00	\$0.00	\$0.00
30300 - Due to/from Commercial POA	(\$1,289.57)	(\$1,289.57)	\$0.00
30400 - Due to/from Reserve	\$0.00	(\$150,000.00)	\$150,000.00
30500 - Unearned Income	\$7,182,083.34	\$0.00	\$7,182,083.34
32000 - Construction/Pool Deposits	\$254,996.50	\$248,996.50	\$6,000.00
32800 - ClubHouse Security Deposits	\$10,013.00	\$12,480.00	(\$2,467.00)
33100 - Prepaid Assessments	\$94,173.49	\$4,857,383.67	(\$4,763,210.18)
<u>Other Current Liabilities Total</u>	\$7,539,976.76	\$5,044,013.35	\$2,495,963.41
<u>Retained Earnings</u>			
53000 - Retained Earnings - Foundation Payments	\$0.00	\$0.00	\$0.00
<u>Retained Earnings Total</u>	\$0.00	\$0.00	\$0.00
<u>Operating Retained Earnings</u>	\$2,148,584.97	\$1,961,122.62	\$187,462.35
<u>Reserve Retained Earnings</u>	\$7,005,944.52	\$7,241,414.31	(\$235,469.79)
<u>Operating Net Income</u>	\$2,220,587.88	\$205,028.20	\$2,015,559.68
<u>Reserve Net Income</u>	(\$298,576.32)	(\$235,469.79)	(\$63,106.53)
<u>Liabilities & Equity Total</u>	\$18,672,150.50	\$14,881,729.20	\$3,790,421.30



Riverstone Homeowners Association, Inc.
Budget Comparison Report
2/1/2025 - 2/28/2025

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Operating Income	\$775,772.90	\$1,255,152.65	(\$479,379.75)	\$1,565,276.08	\$2,039,559.53	(\$474,283.45)	\$9,604,617.13
Foundation Fund Income	\$29,506.16	\$37,131.39	(\$7,625.23)	\$63,326.80	\$63,912.83	(\$586.03)	\$435,372.03
Neighborhood Operating Income	\$0.00	\$166,614.13	(\$166,614.13)	\$2,002,232.50	\$333,228.26	\$1,669,004.24	\$1,999,364.43
Total Income	\$805,279.06	\$1,458,898.17	(\$653,619.11)	\$3,630,835.38	\$2,436,700.62	\$1,194,134.76	\$12,039,353.59
Expense							
General Property Maintenance	\$69,695.06	\$42,444.65	(\$27,250.41)	\$128,557.77	\$104,056.29	(\$24,501.48)	\$681,713.51
Landscaping	(\$130,973.00)	\$284,357.76	\$415,330.76	\$352,606.38	\$569,200.52	\$216,594.14	\$3,563,446.12
Lakes/Waterways	\$36,133.14	\$27,386.00	(\$8,747.14)	\$36,653.14	\$54,772.00	\$18,118.86	\$336,640.00
Pool & Buildings	\$16,754.35	\$21,922.03	\$5,167.68	\$35,085.40	\$41,821.06	\$6,735.66	\$582,298.77
Racquet Club	\$797.19	\$390.00	(\$407.19)	\$1,629.17	\$6,180.00	\$4,550.83	\$11,680.00
Utilities	\$72,078.22	\$65,451.67	(\$6,626.55)	\$150,926.83	\$141,694.94	(\$9,231.89)	\$1,453,007.23
General Recreation	\$57,283.66	\$46,409.47	(\$10,874.19)	\$112,182.83	\$104,285.89	(\$7,896.94)	\$588,084.15
Community Events/Functions	(\$336,501.11)	(\$378,862.00)	(\$42,360.89)	(\$299,341.64)	(\$311,215.00)	(\$11,873.36)	\$0.00
Compliance	\$35,356.32	\$36,353.70	\$997.38	\$71,248.00	\$89,734.25	\$18,486.25	\$491,046.36
Administrative Expenses	\$61,097.87	\$72,306.33	\$11,208.46	\$120,272.74	\$181,907.57	\$61,634.83	\$994,081.35
Professional Services	\$14,972.98	\$9,603.66	(\$5,369.32)	\$21,951.94	\$27,754.32	\$5,802.38	\$136,045.92
Member Communications	(\$22,115.38)	(\$23,600.00)	(\$1,484.62)	(\$21,218.38)	(\$21,200.00)	\$18.38	\$31,385.00
Insurance & Taxes	\$28,265.88	\$23,024.91	(\$5,240.97)	\$52,954.07	\$46,049.82	(\$6,904.25)	\$311,325.72
Other Operating Expenses	\$0.00	\$45,000.00	\$45,000.00	\$150,000.00	\$300,000.00	\$150,000.00	\$755,232.00
Neighborhood Operating Expense	\$27,314.16	\$50,641.13	\$23,326.97	\$53,228.00	\$203,278.49	\$150,050.49	\$1,619,569.43
Foundation Fund Expenses	\$440,809.00	\$440,809.00	\$0.00	\$440,809.00	\$440,809.00	\$0.00	\$440,809.00
Parks & Tennis	\$1,650.53	\$6,050.00	\$4,399.47	\$2,702.25	\$8,500.00	\$5,797.75	\$48,850.00
Total Expense	\$372,618.87	\$769,688.31	\$397,069.44	\$1,410,247.50	\$1,987,629.15	\$577,381.65	\$12,045,214.56
Operating Net Income	\$432,660.19	\$689,209.86	(\$256,549.67)	\$2,220,587.88	\$449,071.47	\$1,771,516.41	(\$5,860.97)
Reserve Income							
Reserve Fund Income	\$57,507.46	\$30,506.67	\$27,000.79	\$99,989.65	\$82,904.34	\$17,085.31	\$792,173.04
Capital Income	\$0.00	\$0.00	\$0.00	\$0.00	\$1,249.00	(\$1,249.00)	\$401,249.00
Neighborhood Reserve Fund Income	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	(\$100,000.00)	\$709,133.10
Total Reserve Income	\$57,507.46	\$30,506.67	\$27,000.79	\$99,989.65	\$184,153.34	(\$84,163.69)	\$1,902,555.14
Reserve Expense							
Reserve Expense	\$222,113.96	\$0.00	(\$222,113.96)	\$398,565.97	\$648,650.00	\$250,084.03	\$2,074,816.00
Total Reserve Expense	\$222,113.96	\$0.00	(\$222,113.96)	\$398,565.97	\$648,650.00	\$250,084.03	\$2,074,816.00
Reserve Net Income	(\$164,606.50)	\$30,506.67	(\$195,113.17)	(\$298,576.32)	(\$464,496.66)	\$165,920.34	(\$172,260.86)
Net Income	\$268,053.69	\$719,716.53	(\$451,662.84)	\$1,922,011.56	(\$15,425.19)	\$1,937,436.75	(\$178,121.83)