



**Income Statement - Operating**  
**RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC.**  
 10/31/2024

Date: 11/15/2024  
 Time: 7:57 am  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment Fees	\$291,438.00	\$291,438.00	\$-	\$2,914,380.00	\$2,914,380.00	\$-	\$3,497,256.00
<b>Total ASSESSMENT INCOME</b>	<b>\$291,438.00</b>	<b>\$291,438.00</b>	<b>\$-</b>	<b>\$2,914,380.00</b>	<b>\$2,914,380.00</b>	<b>\$0.00</b>	<b>\$3,497,256.00</b>
<b>OTHER INCOME</b>							
4000-00 Entry Card Fees	280.00	1,500.00	(1,220.00)	13,951.70	15,000.00	(1,048.30)	18,000.00
4105-00 SPC Events	(470.00)	2,083.33	(2,553.33)	17,474.19	20,833.30	(3,359.11)	25,000.00
4110-00 RBPOA Rental Income	(350.00)	1,166.67	(1,516.67)	4,550.00	11,666.70	(7,116.70)	14,000.00
4120-00 Misc. Income	-	-	-	200.00	-	200.00	-
4125-00 Newsletter Income	-	2,316.67	(2,316.67)	17,075.00	23,166.70	(6,091.70)	27,800.00
<b>Total OTHER INCOME</b>	<b>(\$540.00)</b>	<b>\$7,066.67</b>	<b>(\$7,606.67)</b>	<b>\$53,250.89</b>	<b>\$70,666.70</b>	<b>(\$17,415.81)</b>	<b>\$84,800.00</b>
<b>INTEREST INCOME</b>							
4200-00 Interest - Operating	96.72	125.00	(28.28)	3,049.92	1,250.00	1,799.92	1,500.00
<b>Total INTEREST INCOME</b>	<b>\$96.72</b>	<b>\$125.00</b>	<b>(\$28.28)</b>	<b>\$3,049.92</b>	<b>\$1,250.00</b>	<b>\$1,799.92</b>	<b>\$1,500.00</b>
<b>Total OPERATING INCOME</b>	<b>\$290,994.72</b>	<b>\$298,629.67</b>	<b>(\$7,634.95)</b>	<b>\$2,970,680.81</b>	<b>\$2,986,296.70</b>	<b>(\$15,615.89)</b>	<b>\$3,583,556.00</b>
<b>OPERATING EXPENSE</b>							
<b>COMMUNITY ADMINISTRATION</b>							
5000-00 Office Supply Expense	1,294.98	1,166.67	(128.31)	8,537.28	11,666.70	3,129.42	14,000.00
5005-00 Office Equipment Expense	-	250.00	250.00	1,019.16	2,500.00	1,480.84	3,000.00
5010-00 Postage	-	233.33	233.33	905.69	2,333.30	1,427.61	2,800.00
5015-00 Computer Upgrade/Services	2,194.39	666.67	(1,527.72)	26,884.69	6,666.70	(20,217.99)	8,000.00
5020-00 Bank Charges	-	8.33	8.33	-	83.30	83.30	100.00
5025-00 License Fees	(1,500.00)	250.00	1,750.00	6,885.37	2,500.00	(4,385.37)	3,000.00
5030-00 Insurance Multi Peril	25,883.14	37,500.00	11,616.86	257,032.47	375,000.00	117,967.53	450,000.00
5035-00 Accounting & Audit	-	650.00	650.00	7,800.00	6,500.00	(1,300.00)	7,800.00
5040-00 Legal Fees	9,880.00	6,250.00	(3,630.00)	125,308.84	62,500.00	(62,808.84)	75,000.00
5045-00 Legal Fees - Foreclosures	-	250.00	250.00	455.00	2,500.00	2,045.00	3,000.00
5050-00 Presidents Fund	-	66.67	66.67	-	666.70	666.70	800.00
5055-00 Contingency	-	2,500.00	2,500.00	-	25,000.00	25,000.00	30,000.00
5060-00 Bad Debts	416.67	416.67	-	4,166.70	4,166.70	-	5,000.00
5065-00 Salaries - All	31,019.33	30,416.67	(602.66)	314,211.11	304,166.70	(10,044.41)	365,000.00
5070-00 Management Fees	5,500.00	4,816.67	(683.33)	50,033.36	48,166.70	(1,866.66)	57,800.00
<b>Total COMMUNITY ADMINISTRATION</b>	<b>\$74,688.51</b>	<b>\$85,441.68</b>	<b>\$10,753.17</b>	<b>\$803,239.67</b>	<b>\$854,416.80</b>	<b>\$51,177.13</b>	<b>\$1,025,300.00</b>
<b>LAKES</b>							
5100-00 Lake Maintenance	5,449.92	5,450.00	0.08	54,499.20	54,500.00	0.80	65,400.00
5105-00 Lake Maintenance Repairs	-	416.67	416.67	5,800.86	4,166.70	(1,634.16)	5,000.00
5110-00 Littoral Plantings	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
<b>Total LAKES</b>	<b>\$5,449.92</b>	<b>\$6,075.00</b>	<b>\$625.08</b>	<b>\$60,300.06</b>	<b>\$60,750.00</b>	<b>\$449.94</b>	<b>\$72,900.00</b>
<b>BUILDING OPS &amp; MAINTENANCE</b>							
5200-00 Cleaning Company	2,654.36	2,750.00	95.64	24,415.06	27,500.00	3,084.94	33,000.00
5205-00 Janitorial Supplies	1,726.28	1,666.67	(59.61)	17,054.98	16,666.70	(388.28)	20,000.00
5210-00 Pest Control Contract	187.25	385.00	197.75	1,997.40	3,850.00	1,852.60	4,620.00
5215-00 Wildlife Control	250.00	416.67	166.67	2,050.00	4,166.70	2,116.70	5,000.00
5220-00 Trash Removal	3,786.69	766.67	(3,020.02)	9,472.99	7,666.70	(1,806.29)	9,200.00
5225-00 A/C Service Contract & Repairs	-	1,083.33	1,083.33	5,082.50	10,833.30	5,750.80	13,000.00
5230-00 Plumbing Repairs & Parts	-	500.00	500.00	812.50	5,000.00	4,187.50	6,000.00
5235-00 Electrical & Lighting	3,722.50	916.67	(2,805.83)	9,748.52	9,166.70	(581.82)	11,000.00
5240-00 Fire/Burg Alarm Service	-	500.00	500.00	6,057.07	5,000.00	(1,057.07)	6,000.00
5245-00 Golf Cart Repair	-	83.33	83.33	1,284.00	833.30	(450.70)	1,000.00
5250-00 Sign Maintenance	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
5255-00 Generator Contract	-	166.67	166.67	1,369.60	1,666.70	297.10	2,000.00
5260-00 Generator Repairs	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
5265-00 Building Maintenance	335.77	2,500.00	2,164.23	19,324.59	25,000.00	5,675.41	30,000.00
5270-00 Road & Sidewalk Repairs	194.26	500.00	305.74	194.26	5,000.00	4,805.74	6,000.00
5275-00 Pressure Cleaning	-	775.00	775.00	3,400.00	7,750.00	4,350.00	9,300.00
5280-00 Kubota	580.48	583.33	2.85	5,804.80	5,833.30	28.50	7,000.00
5285-00 Kubota Maintenance	-	333.33	333.33	2,407.40	3,333.30	925.90	4,000.00
<b>Total BUILDING OPS &amp; MAINTENANCE</b>	<b>\$13,437.59</b>	<b>\$14,193.34</b>	<b>\$755.75</b>	<b>\$110,475.67</b>	<b>\$141,933.40</b>	<b>\$31,457.73</b>	<b>\$170,320.00</b>
<b>LANDSCAPING</b>							



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5300-00 Landscape Replacement	\$780.00	\$516.67	(\$263.33)	\$12,737.00	\$5,166.70	(\$7,570.30)	\$6,200.00
5305-00 Tree Trimming Contract	3,591.38	4,000.00	408.62	40,702.29	40,000.00	(702.29)	48,000.00
5310-00 Sod	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
5315-00 Lawn Care Contract	13,855.00	13,916.67	61.67	135,950.00	139,166.70	3,216.70	167,000.00
5320-00 Mulch Contract	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
5325-00 Irrigation Repairs & Maintenance	-	1,833.33	1,833.33	9,562.41	18,333.30	8,770.89	22,000.00
<b>Total LANDSCAPING</b>	<b>\$18,226.38</b>	<b>\$20,766.67</b>	<b>\$2,540.29</b>	<b>\$198,951.70</b>	<b>\$207,666.70</b>	<b>\$8,715.00</b>	<b>\$249,200.00</b>
<b>SECURITY SERVICES</b>							
5400-00 Security Contract	40,680.67	30,416.67	(10,264.00)	311,470.58	304,166.70	(7,303.88)	365,000.00
5405-00 Gate Service Repair	1,071.00	1,250.00	179.00	9,236.98	12,500.00	3,263.02	15,000.00
5410-00 Camera Repairs	-	625.00	625.00	1,085.00	6,250.00	5,165.00	7,500.00
5415-00 Transponder/Gate Card Purchase	2,037.50	1,666.67	(370.83)	7,814.83	16,666.70	8,851.87	20,000.00
5420-00 Gate Entry Software	678.00	583.33	(94.67)	6,457.50	5,833.30	(624.20)	7,000.00
<b>Total SECURITY SERVICES</b>	<b>\$44,467.17</b>	<b>\$34,541.67</b>	<b>(\$9,925.50)</b>	<b>\$336,064.89</b>	<b>\$345,416.70</b>	<b>\$9,351.81</b>	<b>\$414,500.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	7,712.58	8,333.33	620.75	67,709.34	83,333.30	15,623.96	100,000.00
5505-00 Cable Expense	101,199.80	101,293.09	93.29	1,012,389.62	1,012,930.90	541.28	1,215,517.08
5510-00 Propane/Natural Gas	438.02	3,083.33	2,645.31	17,816.81	30,833.30	13,016.49	37,000.00
5515-00 Water & Sewer	2,008.21	1,666.67	(341.54)	19,373.40	16,666.70	(2,706.70)	20,000.00
5520-00 Telephone	433.71	383.33	(50.38)	3,679.13	3,833.30	154.17	4,600.00
<b>Total UTILITIES</b>	<b>\$111,792.32</b>	<b>\$114,759.75</b>	<b>\$2,967.43</b>	<b>\$1,120,968.30</b>	<b>\$1,147,597.50</b>	<b>\$26,629.20</b>	<b>\$1,377,117.08</b>
<b>RECREATION MAINTENANCE</b>							
5600-00 Pool Service Contract	2,450.00	2,083.33	(366.67)	18,450.00	20,833.30	2,383.30	25,000.00
5605-00 Pool Repairs & Maintenance	4,824.17	2,083.33	(2,740.84)	15,515.35	20,833.30	5,317.95	25,000.00
5610-00 Recreation Equip R&M	893.94	333.33	(560.61)	1,840.23	3,333.30	1,493.07	4,000.00
5615-00 Gym Equip R&M	-	208.33	208.33	1,952.40	2,083.30	130.90	2,500.00
5620-00 Tennis Court R&M	-	333.33	333.33	4,487.23	3,333.30	(1,153.93)	4,000.00
5625-00 Gym Equip Maint Contract	-	533.33	533.33	277.94	5,333.30	5,055.36	6,400.00
<b>Total RECREATION MAINTENANCE</b>	<b>\$8,168.11</b>	<b>\$5,574.98</b>	<b>(\$2,593.13)</b>	<b>\$42,523.15</b>	<b>\$55,749.80</b>	<b>\$13,226.65</b>	<b>\$66,900.00</b>
<b>SOCIAL ADMIN &amp; COMMUNICATIONS</b>							
5700-00 Seminars	-	41.67	41.67	-	416.70	416.70	500.00
5705-00 Misc Supplies & Equip	428.72	300.00	(128.72)	4,743.31	3,000.00	(1,743.31)	3,600.00
5710-00 SPC Food/Catering/Drink	905.54	1,250.00	344.46	5,555.30	12,500.00	6,944.70	15,000.00
5715-00 Decorations	88.37	333.33	244.96	1,494.29	3,333.30	1,839.01	4,000.00
5720-00 Special Events	283.09	416.67	133.58	491.90	4,166.70	3,674.80	5,000.00
5725-00 Monthly Newsletter Printing	1,562.74	1,750.00	187.26	15,655.48	17,500.00	1,844.52	21,000.00
5730-00 Newsletter Postage	711.11	605.00	(106.11)	6,547.60	6,050.00	(497.60)	7,260.00
<b>Total SOCIAL ADMIN &amp; COMMUNICATION</b>	<b>\$3,979.57</b>	<b>\$4,696.67</b>	<b>\$717.10</b>	<b>\$34,487.88</b>	<b>\$46,966.70</b>	<b>\$12,478.82</b>	<b>\$56,360.00</b>
<b>RESERVE FUNDING</b>							
8000-00 Reserve Funding	12,500.00	12,500.00	-	125,000.00	125,000.00	-	150,000.00
<b>Total RESERVE FUNDING</b>	<b>\$12,500.00</b>	<b>\$12,500.00</b>	<b>\$-</b>	<b>\$125,000.00</b>	<b>\$125,000.00</b>	<b>\$0.00</b>	<b>\$150,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$292,709.57</b>	<b>\$298,549.76</b>	<b>\$5,840.19</b>	<b>\$2,832,011.32</b>	<b>\$2,985,497.60</b>	<b>\$153,486.28</b>	<b>\$3,582,597.08</b>
<b>Net Income:</b>	<b>(\$1,714.85)</b>	<b>\$79.91</b>	<b>(\$1,794.76)</b>	<b>\$138,669.49</b>	<b>\$799.10</b>	<b>\$137,870.39</b>	<b>\$958.92</b>





**Balance Sheet - Operating**  
 RIVER BRIDGE PROPERTY OWNERS ASSOCIATION, INC.  
 End Date: 10/31/2024

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**Assets**

<b>OPERATING CASH</b>			
10-1000-00	Truist - Operating - 3839	\$51,367.16	
10-1005-00	Truist - Sweep Operating -	34,874.63	
10-1010-00	Change Fund - SPC	100.00	
10-1015-00	Truist - Capital Contribution - 0047	48,780.45	
10-1020-00	Bank United - Operating - 7967	676,778.12	
10-1030-00	Bank United - Cap Contributions - 8157	15,022.30	
10-1090-00	Petty Cash	500.00	
Total OPERATING CASH:			\$827,422.66
<b>RESERVE CASH</b>			
12-1200-00	Seacoast - Operating Reserve - 6468	64,243.29	
12-1205-00	Seacoast - M.M. Reserve - 4413	124,354.41	
12-1210-00	Chase - Reserve CD - 0177	130,323.60	
12-1215-00	Chase - Operating Reserve - 1292	82,500.27	
12-1220-00	PNC - Operating Reserve - 7337	59,641.24	
12-1225-00	PNC - M.M. Reserve - 8301	146,211.72	
12-1235-00	Pending Transfer	25,000.00	
Total RESERVE CASH:			\$632,274.53
<b>ACCOUNTS RECEIVABLE</b>			
14-1410-00	Allowance For Bad Debt	(4,166.70)	
Total ACCOUNTS RECEIVABLE:			(\$4,166.70)
<b>PREPAIDS &amp; DEPOSITS</b>			
15-1500-00	Prepaid Insurance	51,766.28	
15-1510-00	Prepaid Expenses	4,932.71	
15-1550-00	Utility Deposits	5,913.00	
Total PREPAIDS & DEPOSITS:			\$62,611.99
<b>Total Assets:</b>			\$1,518,142.48



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**Liabilities & Equity**

**CURRENT LIABILITIES**

20-2000-00	Accounts Payable	\$1,451.15
20-2010-00	Insurance Payable	48,996.78
20-2040-00	Deferred Assessments	537,644.00
20-2045-00	Deferred Social Income	5,480.00
20-2050-00	Prepaid Assessments	156.04
20-2055-00	Accrued Accounting Expense	3,000.00

Total CURRENT LIABILITIES: \$596,727.97

**RESERVE LIABILITIES**

25-2500-00	Building Reserve	98,799.00
25-2505-00	Roads Reserve	173,718.69
25-2510-00	M.E.P. Reserve	25,290.73
25-2515-00	Grounds Reserve	273,913.11
25-2520-00	Recreation Reserve	46,649.96
25-2590-00	Interest Reserve	13,903.04

Total RESERVE LIABILITIES: \$632,274.53

**EQUITY**

30-3005-00	Capital Contributions	64,302.75
30-3025-00	Fund Balance	86,167.74

Total EQUITY: \$150,470.49

Net Income Gain / Loss 138,669.49

\$138,669.49

**Total Liabilities & Equity:** \$1,518,142.48