

RIVIERA GARDENS HOMEOWNERS ASSOCIATION
BALANCE SHEET
Year End December 31, 2024
As Of 01/31/24

A S S E T S
CURRENT ASSETS

	OPERATING		
1002	PACIFIC WESTERN - CHECKING	\$	48,042.16
1005	PACIFIC WESTERN BANK - OTHER		626.05
1008	PACIFIC WESTERN BANK - CHECKING		14,770.75
1009	PACIFIC WESTER - OPERATING FIRE		288,125.80
1012	PETTY CASH SUSPENSE		3,002.00

	TOTAL OPERATING CASH	\$	354,566.76
	RESERVES		
1205	PACIFIC WESTERN BANK / CDS - RES	\$	69,086.66
1207	BANC OF CALIFORNIA - CD'S		614,073.56
1270	INTEREST RECEIVABLE - RESERVES		3,741.40
1275	DUE (TO)/FROM OPERATING		199,366.84

	TOTAL RESERVE CASH	\$	886,268.46
	OTHER ASSETS		
1280	ACCOUNTS RECEIVABLE	\$	60,069.98
1290	OTHER RECEIVABLES		400.89
1299	ALLOWANCE FOR BAD DEBTS		(22,721.96)
1300	PREPAID INSURANCE		28,009.31
1309	PREPAID TAXES		300.00

	TOTAL OTHER ASSETS	\$	66,058.22

	TOTAL ASSETS	\$	1,306,893.44
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RIVIERA GARDENS HOMEOWNERS ASSOCIATION

BALANCE SHEET

Year End December 31, 2024

As Of 01/31/24

LIABILITIES

CURRENT LIABILITES

2020	ACCOUNTS PAYABLE	\$	190,876.14	
2025	OTHER PAYABLES		18,111.59	
2030	BUILDING RECONSTRUCTION PAYABI		48,422.71	
2075	DUE TO / FROM RESERVES		199,366.84	
2100	PREPAID ASSESSMENTS		35,221.36	

	TOTAL CURRENT LIABILITIES	\$		491,998.64

RESERVES & EQUITY

	RESERVE FUNDS	\$	886,268.46	

	TOTAL RESERVES	\$		886,268.46

EQUITY

	PRIOR YEAR SURPLUS/(DEFICIT)	\$	(70,600.45)	
	CURRENT YR SURPLUS/(DEFICIT)		(773.21)	

	TOTAL EQUITY	\$		(71,373.66)

	TOTAL LIAB, RESERVES & EQUITY	\$		1,306,893.44
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RIVIERA GARDENS HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSES
Year End December 31, 2024
For The Period 01/01/24 To 01/31/24

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget	
INCOME								
4001	HOMEOWNERS ASSESSMENTS	\$ 95,001.57	\$ 95,001.57	\$ 0.00	\$ 95,001.57	\$ 95,001.57	\$ 0.00	\$ 1,140,018.84
4006	VIOLATION INCOME	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
4008	COLLECTION REIMBURSEMENT	0.00	195.00	(195.00)	0.00	195.00	(195.00)	2,340.00
4009	LATE CHARGES	0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00
4015	INTEREST - OPERATING	99.07	87.50	11.57	99.07	87.50	11.57	1,050.00
4016	INTEREST - RESERVE ACCOUNT	2,369.70	30.00	2,339.70	2,369.70	30.00	2,339.70	360.00
4018	STORAGE INCOME	0.00	1,440.00	(1,440.00)	0.00	1,440.00	(1,440.00)	17,280.00
4022	MISCELLANEOUS INCOME	0.00	275.67	(275.67)	0.00	275.67	(275.67)	3,308.00
	TOTAL INCOME	\$ 97,470.34	\$ 97,454.74	\$ 15.60	\$ 97,470.34	\$ 97,454.74	\$ 15.60	\$ 1,169,456.84
EXPENSES								
GENERAL & ADMINISTRATION								
5000	INSURANCE	\$ 9,755.39	\$ 9,572.00	\$ (183.39)	\$ 9,755.39	\$ 9,572.00	\$ (183.39)	\$ 127,160.00
5003	INSPECTOR OF ELECTIONS	954.40	1,070.00	115.60	954.40	1,070.00	115.60	2,690.00
5010	LEGAL FEES	2,015.00	1,556.00	(459.00)	2,015.00	1,556.00	(459.00)	10,847.00
5012	LEGAL - COLLECTIONS	0.00	111.00	111.00	0.00	111.00	111.00	1,332.00
5015	MANAGEMENT FEE	5,055.00	4,300.00	(755.00)	5,055.00	4,300.00	(755.00)	51,600.00
5020	OFFICE SUPPLIES	828.63	250.00	(578.63)	828.63	250.00	(578.63)	7,450.00
5021	MISCELLANEOUS	1,658.87	500.00	(1,158.87)	1,658.87	500.00	(1,158.87)	6,159.00
5023	END OF YEAR CLOSE	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5024	CIVIL CODE 4041	0.00	0.00	0.00	0.00	0.00	0.00	2,080.00
5026	RESERVE STUDY	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00
5030	LICENSE & PERMITS	0.00	0.00	0.00	0.00	0.00	0.00	6,400.00
5038	PAYROLL TAXES	903.02	303.00	(600.02)	903.02	303.00	(600.02)	3,833.00
5045	AUDIT/TAX	0.00	0.00	0.00	0.00	0.00	0.00	2,550.00
5047	PROFESSIONAL FEE	221.70	543.00	321.30	221.70	543.00	321.30	7,163.00
5087	FRANCHISE TAXES	0.00	0.00	0.00	0.00	0.00	0.00	750.00
5088	FEDERAL TAXES	0.00	0.00	0.00	0.00	0.00	0.00	(300.00)
	TOTAL GENERAL & ADMINISTRATION	\$ 21,392.01	\$ 18,205.00	\$ (3,187.01)	\$ 21,392.01	\$ 18,205.00	\$ (3,187.01)	\$ 234,014.00
LAND MAINTENANCE								
5200	LANDSCAPE CONTRACT SERVICE	\$ 16,300.00	\$ 16,300.00	\$ 0.00	\$ 16,300.00	\$ 16,300.00	\$ 0.00	\$ 195,600.00
5210	LANDSCAPE EXTRAS	584.29	100.00	(484.29)	584.29	100.00	(484.29)	4,850.00
5215	NEW PLANTS	0.00	300.00	300.00	0.00	300.00	300.00	7,600.00
5220	ANNUAL SEED	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
5225	FERTILIZER / MULCH	0.00	230.00	230.00	0.00	230.00	230.00	23,010.00
5227	HERBICIDE/INSECT	0.00	0.00	0.00	0.00	0.00	0.00	4,900.00
5230	ANNUAL COLOR	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
5240	IRRIGATION REPAIRS	542.45	550.00	7.55	542.45	550.00	7.55	16,600.00
5245	TREE TRIMMING	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
	TOTAL LAND MAINTENANCE	\$ 17,426.74	\$ 17,480.00	\$ 53.26	\$ 17,426.74	\$ 17,480.00	\$ 53.26	\$ 262,560.00

RIVIERA GARDENS HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSES
Year End December 31, 2024
For The Period 01/01/24 To 01/31/24

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget	
REPAIRS & MAINTENANCE								
5800	POOL CONTRACT SERVICE	\$ 1,570.00	\$ 1,817.09	\$ 247.09	\$ 1,570.00	\$ 1,817.09	\$ 247.09	\$ 21,805.00
5805	POOL EQUIPMENT REPAIRS	869.12	568.00	(301.12)	869.12	568.00	(301.12)	6,816.00
5810	LIGHTING MAINTENANCE	0.00	85.00	85.00	0.00	85.00	85.00	340.00
5812	ELECTRICAL REPAIRS	0.00	560.00	560.00	0.00	560.00	560.00	6,720.00
5815	LIGHTING SUPPLIES	768.29	0.00	(768.29)	768.29	0.00	(768.29)	0.00
5820	ROOF REPAIRS	0.00	456.00	456.00	0.00	456.00	456.00	1,824.00
5823	PAINTING	0.00	300.00	300.00	0.00	300.00	300.00	1,200.00
5825	MAINTENANCE CONTRACT	3,357.22	3,960.00	602.78	3,357.22	3,960.00	602.78	48,020.00
5830	MAINTENANCE MATERIALS	2,063.32	1,070.00	(993.32)	2,063.32	1,070.00	(993.32)	12,840.00
5835	KEYS & LOCKS	0.00	32.00	32.00	0.00	32.00	32.00	384.00
5840	BUILDINGS & GROUNDS	0.00	310.00	310.00	0.00	310.00	310.00	5,620.00
5845	PEST CONTROL	0.00	750.00	750.00	0.00	750.00	750.00	7,000.00
5855	FIRE EXTINGUISHERS	0.00	140.00	140.00	0.00	140.00	140.00	2,160.00
5860	PLUMBING REPAIRS	862.75	280.00	(582.75)	862.75	280.00	(582.75)	3,360.00
5870	REPAIRS & MAINTENANCE	0.00	1,052.00	1,052.00	0.00	1,052.00	1,052.00	12,624.00
5880	GATE MAINTENANCE	3,508.88	438.00	(3,070.88)	3,508.88	438.00	(3,070.88)	5,256.00
	TOTAL REPAIRS & MAINTENANCE	\$ 12,999.58	\$ 11,818.09	\$ (1,181.49)	\$ 12,999.58	\$ 11,818.09	\$ (1,181.49)	\$ 135,969.00
PROPERTY PROTECTION								
6100	PROPERTY PROTECTION	\$ 0.00	\$ 100.00	\$ 100.00	\$ 0.00	\$ 100.00	\$ 100.00	\$ 1,200.00
	TOTAL PROPERTY PROTECTION	\$ 0.00	\$ 100.00	\$ 100.00	\$ 0.00	\$ 100.00	\$ 100.00	\$ 1,200.00
UTILITIES								
6000	WATER	\$ 1,172.29	\$ 2,603.00	\$ 1,430.71	\$ 1,172.29	\$ 2,603.00	\$ 1,430.71	\$ 97,426.84
6005	GAS	7,819.77	7,349.00	(470.77)	7,819.77	7,349.00	(470.77)	45,007.00
6010	ELECTRICITY	3,515.79	2,172.00	(1,343.79)	3,515.79	2,172.00	(1,343.79)	37,046.00
6015	REFUSE DISPOSAL	4,028.18	3,752.00	(276.18)	4,028.18	3,752.00	(276.18)	44,921.00
6020	TELEPHONE	1,511.83	1,252.00	(259.83)	1,511.83	1,252.00	(259.83)	10,953.00
6021	INTERNET SERVICES	1,007.66	0.00	(1,007.66)	1,007.66	0.00	(1,007.66)	0.00
	TOTAL UTILITIES	\$ 19,055.52	\$ 17,128.00	\$ (1,927.52)	\$ 19,055.52	\$ 17,128.00	\$ (1,927.52)	\$ 235,353.84
	TOTAL OPERATING EXP BEFORE RESV	\$ 70,873.85	\$ 64,731.09	\$ (6,142.76)	\$ 70,873.85	\$ 64,731.09	\$ (6,142.76)	\$ 869,096.84
RESERVES								
9000	RESERVE CONTRIBUTION	\$ 25,000.00	\$ 25,000.00	\$ 0.00	\$ 25,000.00	\$ 25,000.00	\$ 0.00	\$ 300,000.00
9010	RESERVE INTEREST	2,369.70	30.00	(2,339.70)	2,369.70	30.00	(2,339.70)	360.00
	TOTAL RESERVES	\$ 27,369.70	\$ 25,030.00	\$ (2,339.70)	\$ 27,369.70	\$ 25,030.00	\$ (2,339.70)	\$ 300,360.00
	TOTAL OPERATING EXPENSES	\$ 98,243.55	\$ 89,761.09	\$ (8,482.46)	\$ 98,243.55	\$ 89,761.09	\$ (8,482.46)	\$ 1,169,456.84
	NET SURPLUS/(DEFICIT)	\$ (773.21)	\$ 7,693.65	\$ (8,466.86)	\$ (773.21)	\$ 7,693.65	\$ (8,466.86)	\$ 0.00

RIVIERA GARDENS HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSES
Year End December 31, 2024
For The Period 01/01/24 To 01/31/24

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Y-T-D Budget	Variance
INCOME															
4001 HOMEOWNERS ASSESS	95,002	0	0	0	0	0	0	0	0	0	0	0	95,002	95,002	0
4006 VIOLATION INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	50	(50)
4008 COLLECTION REIMBURS	0	0	0	0	0	0	0	0	0	0	0	0	0	195	(195)
4009 LATE CHARGES	0	0	0	0	0	0	0	0	0	0	0	0	0	375	(375)
4015 INTEREST - OPERATING	99	0	0	0	0	0	0	0	0	0	0	0	99	88	12
4016 INTEREST - RESERVE AC	2,370	0	0	0	0	0	0	0	0	0	0	0	2,370	30	2,340
4018 STORAGE INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	1,440	(1,440)
4022 MISCELLANEOUS INCOM	0	0	0	0	0	0	0	0	0	0	0	0	0	276	(276)
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TOTAL INCOME	97,470	0	0	0	0	0	0	0	0	0	0	0	97,470	97,455	16
EXPENSES															
GENERAL & ADMINISTRATION															
5000 INSURANCE	9,755	0	0	0	0	0	0	0	0	0	0	0	9,755	9,572	(183)
5003 INSPECTOR OF ELECTRIC	954	0	0	0	0	0	0	0	0	0	0	0	954	1,070	116
5010 LEGAL FEES	2,015	0	0	0	0	0	0	0	0	0	0	0	2,015	1,556	(459)
5012 LEGAL - COLLECTIONS	0	0	0	0	0	0	0	0	0	0	0	0	0	111	111
5015 MANAGEMENT FEE	5,055	0	0	0	0	0	0	0	0	0	0	0	5,055	4,300	(755)
5020 OFFICE SUPPLIES	829	0	0	0	0	0	0	0	0	0	0	0	829	250	(579)
5021 MISCELLANEOUS	1,659	0	0	0	0	0	0	0	0	0	0	0	1,659	500	(1,159)
5038 PAYROLL TAXES	903	0	0	0	0	0	0	0	0	0	0	0	903	303	(600)
5047 PROFESSIONAL FEE	222	0	0	0	0	0	0	0	0	0	0	0	222	543	321
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TOTAL GENERAL & ADM	21,392	0	0	0	0	0	0	0	0	0	0	0	21,392	18,205	(3,187)
LAND MAINTENANCE															
5200 LANDSCAPE CONTRACT	16,300	0	0	0	0	0	0	0	0	0	0	0	16,300	16,300	0
5210 LANDSCAPE EXTRAS	584	0	0	0	0	0	0	0	0	0	0	0	584	100	(484)
5215 NEW PLANTS	0	0	0	0	0	0	0	0	0	0	0	0	0	300	300
5225 FERTILIZER / MULCH	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230
5240 IRRIGATION REPAIRS	542	0	0	0	0	0	0	0	0	0	0	0	542	550	8
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TOTAL LAND MAINTENAN	17,427	0	0	0	0	0	0	0	0	0	0	0	17,427	17,480	53

