

**RIVIERA GARDENS HOMEOWNERS ASSOCIATION
BALANCE SHEET
Year End December 31, 2024
As Of 03/31/24**

**A S S E T S
CURRENT ASSETS**

	OPERATING		
1002	PACIFIC WESTERN - CHECKING	\$	104,812.19
1005	PACIFIC WESTERN BANK - OTHER		359.98
1012	PETTY CASH SUSPENSE		3,002.00
1014	PACIFIC WESTERN - FIRE		378,323.25

	TOTAL OPERATING CASH	\$	486,497.42
	RESERVES		
1202	PACIFIC WESTERN BANK - RESERVE	\$	69,295.02
1207	BANC OF CALIFORNIA - CD'S		617,497.88
1270	INTEREST RECEIVABLE - RESERVES		4,929.45
1275	DUE (TO)/FROM OPERATING		247,416.84

	TOTAL RESERVE CASH	\$	939,139.19
	OTHER ASSETS		
1280	ACCOUNTS RECEIVABLE	\$	45,234.67
1290	OTHER RECEIVABLES		4,350.89
1299	ALLOWANCE FOR BAD DEBTS		(22,721.96)
1300	PREPAID INSURANCE		9,127.91
1307	PREPAID OTHER		715.00
1309	PREPAID TAXES		300.00

	TOTAL OTHER ASSETS	\$	37,006.51

	TOTAL ASSETS	\$	1,462,643.12
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RIVIERA GARDENS HOMEOWNERS ASSOCIATION

BALANCE SHEET

Year End December 31, 2024

As Of 03/31/24

LIABILITIES

CURRENT LIABILITES

2020	ACCOUNTS PAYABLE	\$	195,279.66	
2025	OTHER PAYABLES		15,038.96	
2030	BUILDING RECONSTRUCTION PAYABI		102,394.01	
2075	DUE TO / FROM RESERVES		247,416.84	
2100	PREPAID ASSESSMENTS		33,211.09	

	TOTAL CURRENT LIABILITIES	\$		593,340.56

RESERVES & EQUITY

	RESERVE FUNDS	\$	939,139.19	

	TOTAL RESERVES	\$		939,139.19

EQUITY

	PRIOR YEAR SURPLUS/(DEFICIT)	\$	(70,600.45)	
	CURRENT YR SURPLUS/(DEFICIT)		763.82	

	TOTAL EQUITY	\$		(69,836.63)

	TOTAL LIAB, RESERVES & EQUITY	\$		1,462,643.12
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RIVIERA GARDENS HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSES
Year End December 31, 2024
For The Period 03/01/24 To 03/31/24

	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	\$ 285,004.71	\$ 285,004.71	\$ 0.00	\$ 1,140,018.84
4006	VIOLATION INCOME	(5,109.00)	50.00	(5,159.00)	(5,109.00)	150.00	(5,259.00)	600.00
4008	COLLECTION REIMBURSEMENT	0.00	195.00	(195.00)	0.00	585.00	(585.00)	2,340.00
4009	LATE CHARGES	(58.77)	375.00	(433.77)	(58.77)	1,125.00	(1,183.77)	4,500.00
4015	INTEREST - OPERATING	0.00	87.50	(87.50)	99.07	262.50	(163.43)	1,050.00
4016	INTEREST - RESERVE ACCOUNT	2,504.86	30.00	2,474.86	7,190.43	90.00	7,100.43	360.00
4018	STORAGE INCOME	620.00	1,440.00	(820.00)	1,320.00	4,320.00	(3,000.00)	17,280.00
4022	MISCELLANEOUS INCOME	0.00	275.67	(275.67)	0.00	827.01	(827.01)	3,308.00
	TOTAL INCOME	\$ 92,958.66	\$ 97,454.74	\$ (4,496.08)	\$ 288,446.44	\$ 292,364.22	\$ (3,917.78)	\$ 1,169,456.84
EXPENSES								
GENERAL & ADMINISTRATION								
5000	INSURANCE	\$ 9,755.39	\$ 19,572.00	\$ 9,816.61	\$ 28,636.79	\$ 38,716.00	\$ 10,079.21	\$ 127,160.00
5003	INSPECTOR OF ELECTIONS	0.00	0.00	0.00	954.40	1,070.00	115.60	2,690.00
5010	LEGAL FEES	5,087.50	1,556.00	(3,531.50)	8,565.00	3,668.00	(4,897.00)	10,847.00
5012	LEGAL - COLLECTIONS	25.00	111.00	86.00	25.00	333.00	308.00	1,332.00
5015	MANAGEMENT FEE	3,950.00	4,300.00	350.00	12,955.00	12,900.00	(55.00)	51,600.00
5020	OFFICE SUPPLIES	1,192.37	250.00	(942.37)	2,368.30	750.00	(1,618.30)	7,450.00
5021	MISCELLANEOUS	0.00	500.00	500.00	1,752.43	1,500.00	(252.43)	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	776.54	303.00	(473.54)	2,525.62	909.00	(1,616.62)	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	801.60	1,629.00	827.40	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	\$ 21,008.50	\$ 27,135.00	\$ 6,126.50	\$ 58,584.14	\$ 61,475.00	\$ 2,890.86	\$ 234,014.00
LAND MAINTENANCE								
5200	LANDSCAPE CONTRACT SERVICE	\$ 16,300.00	\$ 16,300.00	\$ 0.00	\$ 48,900.00	\$ 48,900.00	\$ 0.00	\$ 195,600.00
5210	LANDSCAPE EXTRAS	7,262.40	3,400.00	(3,862.40)	7,846.69	3,600.00	(4,246.69)	4,850.00
5215	NEW PLANTS	0.00	4,300.00	4,300.00	0.00	4,900.00	4,900.00	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	17,190.00	17,190.00	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	3,736.68	2,050.00	(1,686.68)	4,279.13	4,650.00	370.87	16,600.00
5245	TREE TRIMMING	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
	TOTAL LAND MAINTENANCE	\$ 27,299.08	\$ 27,280.00	\$ (19.08)	\$ 61,025.82	\$ 80,240.00	\$ 19,214.18	\$ 262,560.00

RIVIERA GARDENS HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSES
Year End December 31, 2024
For The Period 03/01/24 To 03/31/24

	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	\$ 4,710.00	\$ 5,451.27	\$ 741.27	\$ 21,805.00
5805 POOL EQUIPMENT REPAIRS	156.10	568.00	411.90	1,025.22	1,704.00	678.78	6,816.00
5810 LIGHTING MAINTENANCE	200.00	0.00	(200.00)	200.00	85.00	(115.00)	340.00
5812 ELECTRICAL REPAIRS	100.00	560.00	460.00	100.00	1,680.00	1,580.00	6,720.00
5815 LIGHTING SUPPLIES	0.00	0.00	0.00	768.29	0.00	(768.29)	0.00
5820 ROOF REPAIRS	575.50	0.00	(575.50)	575.50	456.00	(119.50)	1,824.00
5823 PAINTING	0.00	0.00	0.00	0.00	300.00	300.00	1,200.00
5825 MAINTENANCE CONTRACT	(482.78)	3,960.00	4,442.78	6,231.66	11,880.00	5,648.34	48,020.00
5830 MAINTENANCE MATERIALS	1,488.57	1,070.00	(418.57)	5,350.56	3,210.00	(2,140.56)	12,840.00
5835 KEYS & LOCKS	500.00	32.00	(468.00)	500.00	96.00	(404.00)	384.00
5840 BUILDINGS & GROUNDS	0.00	610.00	610.00	0.00	1,230.00	1,230.00	5,620.00
5845 PEST CONTROL	0.00	500.00	500.00	0.00	1,750.00	1,750.00	7,000.00
5855 FIRE EXTINGUISHERS	0.00	0.00	0.00	0.00	140.00	140.00	2,160.00
5860 PLUMBING REPAIRS	1,172.27	280.00	(892.27)	2,850.42	840.00	(2,010.42)	3,360.00
5870 REPAIRS & MAINTENANCE	0.00	1,052.00	1,052.00	0.00	3,156.00	3,156.00	12,624.00
5880 GATE MAINTENANCE	814.06	438.00	(376.06)	4,322.94	1,314.00	(3,008.94)	5,256.00
	<u>\$ 6,093.72</u>	<u>\$ 10,887.09</u>	<u>\$ 4,793.37</u>	<u>\$ 26,634.59</u>	<u>\$ 33,292.27</u>	<u>\$ 6,657.68</u>	<u>\$ 135,969.00</u>
PROPERTY PROTECTION							
6100 PROPERTY PROTECTION	\$ 0.00	\$ 100.00	\$ 100.00	\$ 0.00	\$ 300.00	\$ 300.00	\$ 1,200.00
	<u>\$ 0.00</u>	<u>\$ 100.00</u>	<u>\$ 100.00</u>	<u>\$ 0.00</u>	<u>\$ 300.00</u>	<u>\$ 300.00</u>	<u>\$ 1,200.00</u>
UTILITIES							
6000 WATER	\$ 6,486.75	\$ 7,279.00	\$ 792.25	\$ 12,659.58	\$ 12,485.00	\$ (174.58)	\$ 97,426.84
6005 GAS	5,969.16	5,714.00	(255.16)	18,763.21	20,410.00	1,646.79	45,007.00
6010 ELECTRICITY	6,486.82	2,633.00	(3,853.82)	13,150.48	6,977.00	(6,173.48)	37,046.00
6015 REFUSE DISPOSAL	20.00	3,752.00	3,732.00	7,880.25	11,256.00	3,375.75	44,921.00
6020 TELEPHONE	3,723.24	560.00	(3,163.24)	6,794.12	3,064.00	(3,730.12)	10,953.00
6021 INTERNET SERVICES	(1,007.66)	0.00	1,007.66	0.00	0.00	0.00	0.00
	<u>\$ 21,678.31</u>	<u>\$ 19,938.00</u>	<u>\$ (1,740.31)</u>	<u>\$ 59,247.64</u>	<u>\$ 54,192.00</u>	<u>\$ (5,055.64)</u>	<u>\$ 235,353.84</u>
	<u>\$ 76,079.61</u>	<u>\$ 85,340.09</u>	<u>\$ 9,260.48</u>	<u>\$ 205,492.19</u>	<u>\$ 229,499.27</u>	<u>\$ 24,007.08</u>	<u>\$ 869,096.84</u>
RESERVES							
9000 RESERVE CONTRIBUTION	\$ 25,000.00	\$ 25,000.00	\$ 0.00	\$ 75,000.00	\$ 75,000.00	\$ 0.00	\$ 300,000.00
9010 RESERVE INTEREST	2,504.86	30.00	(2,474.86)	7,190.43	90.00	(7,100.43)	360.00
	<u>\$ 27,504.86</u>	<u>\$ 25,030.00</u>	<u>\$ (2,474.86)</u>	<u>\$ 82,190.43</u>	<u>\$ 75,090.00</u>	<u>\$ (7,100.43)</u>	<u>\$ 300,360.00</u>
	<u>\$ 103,584.47</u>	<u>\$ 110,370.09</u>	<u>\$ 6,785.62</u>	<u>\$ 287,682.62</u>	<u>\$ 304,589.27</u>	<u>\$ 16,906.65</u>	<u>\$ 1,169,456.84</u>
	<u>\$ (10,625.81)</u>	<u>\$ (12,915.35)</u>	<u>\$ 2,289.54</u>	<u>\$ 763.82</u>	<u>\$ (12,225.05)</u>	<u>\$ 12,988.87</u>	<u>\$ 0.00</u>

RIVIERA GARDENS HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSES
Year End December 31, 2024
For The Period 01/01/24 To 03/31/24

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Y-T-D Budget	Variance
INCOME															
4001 HOMEOWNERS ASSESS	95,002	95,002	95,002	0	0	0	0	0	0	0	0	0	285,005	285,005	0
4006 VIOLATION INCOME	0	0	(5,109)	0	0	0	0	0	0	0	0	0	(5,109)	150	(5,259)
4008 COLLECTION REIMBURS	0	0	0	0	0	0	0	0	0	0	0	0	0	585	(585)
4009 LATE CHARGES	0	0	(59)	0	0	0	0	0	0	0	0	0	(59)	1,125	(1,184)
4015 INTEREST - OPERATING	99	0	0	0	0	0	0	0	0	0	0	0	99	263	(163)
4016 INTEREST - RESERVE AC	2,370	2,316	2,505	0	0	0	0	0	0	0	0	0	7,190	90	7,100
4018 STORAGE INCOME	0	700	620	0	0	0	0	0	0	0	0	0	1,320	4,320	(3,000)
4022 MISCELLANEOUS INCOM	0	0	0	0	0	0	0	0	0	0	0	0	0	827	(827)
TOTAL INCOME	97,470	98,017	92,959	0	0	0	0	0	0	0	0	0	288,446	292,364	(3,918)
EXPENSES															
GENERAL & ADMINISTRATION															
5000 INSURANCE	9,755	9,126	9,755	0	0	0	0	0	0	0	0	0	28,637	38,716	10,079
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	1,463	5,088	0	0	0	0	0	0	0	0	0	8,565	3,668	(4,897)
5012 LEGAL - COLLECTIONS	0	0	25	0	0	0	0	0	0	0	0	0	25	333	308
5015 MANAGEMENT FEE	5,055	3,950	3,950	0	0	0	0	0	0	0	0	0	12,955	12,900	(55)
5020 OFFICE SUPPLIES	829	347	1,192	0	0	0	0	0	0	0	0	0	2,368	750	(1,618)
5021 MISCELLANEOUS	1,659	94	0	0	0	0	0	0	0	0	0	0	1,752	1,500	(252)
5038 PAYROLL TAXES	903	846	777	0	0	0	0	0	0	0	0	0	2,526	909	(1,617)
5047 PROFESSIONAL FEE	222	358	222	0	0	0	0	0	0	0	0	0	802	1,629	827
TOTAL GENERAL & ADM	21,392	16,184	21,009	0	0	0	0	0	0	0	0	0	58,584	61,475	2,891
LAND MAINTENANCE															
5200 LANDSCAPE CONTRACT	16,300	16,300	16,300	0	0	0	0	0	0	0	0	0	48,900	48,900	0
5210 LANDSCAPE EXTRAS	584	0	7,262	0	0	0	0	0	0	0	0	0	7,847	3,600	(4,247)
5215 NEW PLANTS	0	0	0	0	0	0	0	0	0	0	0	0	0	4,900	4,900
5225 FERTILIZER / MULCH	0	0	0	0	0	0	0	0	0	0	0	0	0	17,190	17,190
5240 IRRIGATION REPAIRS	542	0	3,737	0	0	0	0	0	0	0	0	0	4,279	4,650	371
5245 TREE TRIMMING	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	1,000
TOTAL LAND MAINTENAN	17,427	16,300	27,299	0	0	0	0	0	0	0	0	0	61,026	80,240	19,214

**RIVIERA GARDENS HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSES**

Year End December 31, 2024

For The Period 01/01/24 To 03/31/24

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Y-T-D Budget	Variance
REPAIRS & MAINTENANCE															
5800 POOL CONTRACT SERV	1,570	1,570	1,570	0	0	0	0	0	0	0	0	0	4,710	5,451	741
5805 POOL EQUIPMENT REPA	869	0	156	0	0	0	0	0	0	0	0	0	1,025	1,704	679
5810 LIGHTING MAINTENANC	0	0	200	0	0	0	0	0	0	0	0	0	200	85	(115)
5812 ELECTRICAL REPAIRS	0	0	100	0	0	0	0	0	0	0	0	0	100	1,680	1,580
5815 LIGHTING SUPPLIES	768	0	0	0	0	0	0	0	0	0	0	0	768	0	(768)
5820 ROOF REPAIRS	0	0	576	0	0	0	0	0	0	0	0	0	576	456	(120)
5823 PAINTING	0	0	0	0	0	0	0	0	0	0	0	0	0	300	300
5825 MAINTENANCE CONTRA	3,357	3,357	(483)	0	0	0	0	0	0	0	0	0	6,232	11,880	5,648
5830 MAINTENANCE MATERIA	2,063	1,799	1,489	0	0	0	0	0	0	0	0	0	5,351	3,210	(2,141)
5835 KEYS & LOCKS	0	0	500	0	0	0	0	0	0	0	0	0	500	96	(404)
5840 BUILDINGS & GROUNDS	0	0	0	0	0	0	0	0	0	0	0	0	0	1,230	1,230
5845 PEST CONTROL	0	0	0	0	0	0	0	0	0	0	0	0	0	1,750	1,750
5855 FIRE EXTINGUISHERS	0	0	0	0	0	0	0	0	0	0	0	0	0	140	140
5860 PLUMBING REPAIRS	863	815	1,172	0	0	0	0	0	0	0	0	0	2,850	840	(2,010)
5870 REPAIRS & MAINTENANC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,156	3,156
5880 GATE MAINTENANCE	3,509	0	814	0	0	0	0	0	0	0	0	0	4,323	1,314	(3,009)
TOTAL REPAIRS & MAIN	13,000	7,541	6,094	0	0	0	0	0	0	0	0	0	26,635	33,292	6,658
PROPERTY PROTECTION															
6100 PROPERTY PROTECTIO	0	0	0	0	0	0	0	0	0	0	0	0	0	300	300
TOTAL PROPERTY PROT	0	0	0	0	0	0	0	0	0	0	0	0	0	300	300
UTILITIES															
6000 WATER	1,172	5,001	6,487	0	0	0	0	0	0	0	0	0	12,660	12,485	(175)
6005 GAS	7,820	4,974	5,969	0	0	0	0	0	0	0	0	0	18,763	20,410	1,647
6010 ELECTRICITY	3,516	3,148	6,487	0	0	0	0	0	0	0	0	0	13,150	6,977	(6,173)
6015 REFUSE DISPOSAL	4,028	3,832	20	0	0	0	0	0	0	0	0	0	7,880	11,256	3,376
6020 TELEPHONE	1,512	1,559	3,723	0	0	0	0	0	0	0	0	0	6,794	3,064	(3,730)
6021 INTERNET SERVICES	1,008	0	(1,008)	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL UTILITIES	19,056	18,514	21,678	0	0	0	0	0	0	0	0	0	59,248	54,192	(5,056)
TOTAL OPERATING EXP	70,874	58,539	76,080	0	0	0	0	0	0	0	0	0	205,492	229,499	24,007
RESERVES															
9000 RESERVE CONTRIBUTIO	25,000	25,000	25,000	0	0	0	0	0	0	0	0	0	75,000	75,000	0
9010 RESERVE INTEREST	2,370	2,316	2,505	0	0	0	0	0	0	0	0	0	7,190	90	(7,100)
TOTAL RESERVES	27,370	27,316	27,505	0	0	0	0	0	0	0	0	0	82,190	75,090	(7,100)
TOTAL OPERATING EXP	98,244	85,855	103,584	0	0	0	0	0	0	0	0	0	287,683	304,589	16,907
NET SURPLUS/(DEFICIT)	(773)	12,163	(10,626)	0	0	0	0	0	0	0	0	0	764	(12,225)	12,989

