



# **Financial Report Package**

**April 2025**

**Prepared for**

**Riverwood Plantation Homeowners Association**

**By**

**Wimmer Community Association Management**



## Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 04/30/2025

### Assets

#### CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$129,180.47
10-1030-00	South State - Op CD 8548 (3.98%, 2025-04-13)	76,243.04

Total CASH - OPERATING: \$205,423.51

#### CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	84,587.01
12-1220-00	Space Coast CU - Reserve CK 7540	100.00
12-1221-00	Space Coast CU - Reserve SVG 7532	5.64
12-1263-00	Fifth Third Bank - CD 7952 (3.9%, 2025-09-17)	91,694.97
12-1264-00	Fifth Third Bank - CD 7960 (3.9%, 2025-09-17)	91,696.03
12-1270-00	Fifth Third Bank - CD 7364 (4.4%, 2025-05-13)	77,139.18
12-1271-00	Space Coast CU - Resv CD 7557 (4.18%, 2026-04-18)	276,450.07

Total CASH - RESERVE: \$621,672.90

#### ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	37,691.86
14-1450-00	Allowance for Doubtful Accounts	(17,267.00)

Total ASSESSMENTS RECEIVABLE: \$20,424.86

#### OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	14,371.91
15-1550-00	Utility Deposits	370.00

Total OTHER CURRENT ASSETS: \$14,741.91

#### FIXED ASSETS

17-1700-00	Furniture & Equipment	27,075.00
17-1710-00	Office Equipment	5,158.93
17-1750-00	Accumulated Depreciation	(19,357.71)

Total FIXED ASSETS: \$12,876.22

**Total Assets:** **\$875,139.40**

### Liabilities & Equity

#### ACCOUNTS PAYABLE

20-2000-00	Accounts Payable	6,000.00
20-2005-00	Accrued Expense	2,800.06

Total ACCOUNTS PAYABLE: \$8,800.06

#### OTHER LIABILITIES

21-2100-00	Prepaid Assessments	16,728.40
21-2101-00	Deferred Assessment	55,907.66
21-2102-00	Deferred Social Member Assessment	2,144.00
21-2107-00	Due to Alliance CAS	1,831.67

Total OTHER LIABILITIES: \$76,611.73

#### RESERVE EQUITY



## Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 04/30/2025

30-3010-00	Reserve Clubhouse	\$95,745.86	
30-3020-00	Reserve Contingency	59,832.44	
30-3025-00	Reserve - Contingency Sable Cove Legal	109,051.00	
30-3030-00	Reserve Dock	63,723.66	
30-3040-00	Reserve Landscape	39,337.38	
30-3050-00	Reserve Pool	98,687.37	
30-3060-00	Reserve Roof	18,264.26	
30-3070-00	Reserve Road	36,607.75	
30-3080-00	Reserve Park / Sports Complex	67,794.43	
30-3085-00	Reserve Storage Lot	23,650.21	
30-3090-00	Reserve Interest	8,978.54	
Total RESERVE EQUITY:			<u>\$621,672.90</u>
EQUITY			
31-3100-00	Prior Years Surplus(Loss)	114,071.81	
Total EQUITY:			<u>\$114,071.81</u>
Net Income Gain / Loss		<u>53,982.90</u>	<u>\$53,982.90</u>
<b>Total Liabilities &amp; Equity:</b>			<b><u>\$875,139.40</u></b>



# Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2025 to 04/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00 Assessments	\$40,304.34	\$40,304.34	\$-	\$136,248.34	\$136,248.34	\$-	\$383,776.00
4006-00 Social Member Assessment	1,072.00	1,072.00	-	4,288.00	4,288.00	-	12,864.00
4010-00 Roadway Special Assessment	1,020.00	1,020.00	-	2,040.00	2,040.00	-	4,080.00
4025-00 Interest Charges - Owners	219.01	-	219.01	643.74	-	643.74	-
4050-00 NSF Fee Income	6.00	-	6.00	6.00	-	6.00	-
4066-00 Pool & Boat Key Income	275.00	-	275.00	525.00	-	525.00	-
4070-00 Clubhouse Rental	75.00	-	75.00	600.00	-	600.00	-
4075-00 Storage Fee Income	400.00	800.00	(400.00)	10,600.00	3,200.00	7,400.00	9,600.00
4080-00 Other Income	-	-	-	500.00	-	500.00	-
4090-00 Interest - Operating	257.97	-	257.97	1,000.91	-	1,000.91	-
4095-00 Interest - Reserve	715.35	-	715.35	8,978.54	-	8,978.54	-
<b>Total INCOME</b>	<b>\$44,344.67</b>	<b>\$43,196.34</b>	<b>\$1,148.33</b>	<b>\$165,430.53</b>	<b>\$145,776.34</b>	<b>\$19,654.19</b>	<b>\$410,320.00</b>
<b>Total OPERATING INCOME</b>	<b>\$44,344.67</b>	<b>\$43,196.34</b>	<b>\$1,148.33</b>	<b>\$165,430.53</b>	<b>\$145,776.34</b>	<b>\$19,654.19</b>	<b>\$410,320.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Management Fee	1,625.00	1,625.00	-	6,500.00	6,500.00	-	19,500.00
5002-00 Onsite staffing - Office	1,716.00	1,975.00	259.00	7,098.00	7,900.00	802.00	23,700.00
5003-00 Onsite staffing - Maintenance	2,781.00	2,775.00	(6.00)	10,635.00	11,100.00	465.00	33,300.00
5010-00 Office Expense & Supplies	395.87	258.33	(137.54)	1,081.01	1,033.32	(47.69)	3,100.00
5020-00 Postage	21.46	250.00	228.54	569.69	1,000.00	430.31	3,000.00
5025-00 License / Permits / Fees	-	41.67	41.67	-	166.68	166.68	500.00
5030-00 Accounting	-	150.00	150.00	-	600.00	600.00	1,800.00
5045-00 Website Maintenance	50.00	116.67	66.67	200.00	466.68	266.68	1,400.00
5050-00 Insurance	2,899.83	2,975.00	75.17	11,599.32	11,900.00	300.68	35,700.00
5060-00 Legal	550.00	750.00	200.00	2,200.00	3,000.00	800.00	9,000.00
5065-00 Annual Corporate Report	-	-	-	61.25	-	(61.25)	-
5070-00 Bank Service Charge	6.00	-	(6.00)	6.00	-	(6.00)	-
5090-00 Reserve Study	2,000.00	263.50	(1,736.50)	2,000.00	1,054.00	(946.00)	3,162.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$12,045.16</b>	<b>\$11,180.17</b>	<b>(\$864.99)</b>	<b>\$41,950.27</b>	<b>\$44,720.68</b>	<b>\$2,770.41</b>	<b>\$134,162.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	1,333.23	1,914.58	581.35	6,775.14	7,658.32	883.18	22,975.00
5510-00 Water & Sewer	383.57	408.33	24.76	1,554.96	1,633.32	78.36	4,900.00
5550-00 Internet & Telephone	276.32	300.00	23.68	1,385.15	1,200.00	(185.15)	3,600.00
<b>Total UTILITIES</b>	<b>\$1,993.12</b>	<b>\$2,622.91</b>	<b>\$629.79</b>	<b>\$9,715.25</b>	<b>\$10,491.64</b>	<b>\$776.39</b>	<b>\$31,475.00</b>



# Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2025 to 04/30/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>LANDSCAPE</b>							
6000-00 Lawn Mowing	\$3,088.05	\$3,000.00	(\$88.05)	\$12,352.20	\$12,000.00	(\$352.20)	\$36,000.00
6010-00 Cleanup/Common area/Dock/Fence	-	2,469.83	2,469.83	1,600.00	9,879.32	8,279.32	29,638.00
6020-00 Mulch / Misc. Landscape	1,400.00	1,666.67	266.67	1,400.00	6,666.68	5,266.68	20,000.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	-	5,166.68	5,166.68	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	2,306.00	3,333.32	1,027.32	10,000.00
6060-00 Irrigation	-	1,000.00	1,000.00	1,118.25	4,000.00	2,881.75	12,000.00
6080-00 Signage	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6090-00 Lake / Pond	520.00	604.17	84.17	2,080.00	2,416.68	336.68	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	1,156.22	2,000.00	843.78	6,000.00
<b>Total LANDSCAPE</b>	<b>\$5,008.05</b>	<b>\$12,532.34</b>	<b>\$7,524.29</b>	<b>\$22,012.67</b>	<b>\$50,129.36</b>	<b>\$28,116.69</b>	<b>\$150,388.00</b>
<b>BUILDING EXPENSES</b>							
6305-00 Misc Bldg Expense	186.16	2,375.25	2,189.09	6,341.10	9,501.00	3,159.90	28,503.00
6340-00 Pest Control	-	83.33	83.33	-	333.32	333.32	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	166.68	166.68	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	333.32	333.32	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	-	666.68	666.68	2,000.00
<b>Total BUILDING EXPENSES</b>	<b>\$186.16</b>	<b>\$2,750.25</b>	<b>\$2,564.09</b>	<b>\$6,341.10</b>	<b>\$11,001.00</b>	<b>\$4,659.90</b>	<b>\$33,003.00</b>
<b>RECREATIONAL EXPENSES</b>							
6500-00 Pool Contract	1,000.00	916.67	(83.33)	4,000.00	3,666.68	(333.32)	11,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	500.00	500.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	250.00	100.00	(150.00)	300.00
6525-00 Community Events	-	50.00	50.00	-	200.00	200.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	333.32	333.32	1,000.00
6540-00 Security System	100.00	833.33	733.33	1,481.43	3,333.32	1,851.89	10,000.00
6560-00 Playground Maintenance	-	50.00	50.00	72.37	200.00	127.63	600.00
<b>Total RECREATIONAL EXPENSES</b>	<b>\$1,100.00</b>	<b>\$2,333.33</b>	<b>\$1,233.33</b>	<b>\$5,803.80</b>	<b>\$9,333.32</b>	<b>\$3,529.52</b>	<b>\$28,000.00</b>
<b>RESERVE FUNDING</b>							
7010-00 Clubhouse Reserve	1,875.00	1,875.00	-	3,750.00	3,750.00	-	7,500.00
7030-00 Dock Reserve	1,500.00	1,500.00	-	3,000.00	3,000.00	-	6,000.00
7040-00 Landscape Reserve	928.00	928.00	-	1,856.00	1,856.00	-	3,712.00
7070-00 Road Reserve Expense	1,020.00	1,020.00	-	2,040.00	2,040.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	750.00	750.00	-	1,500.00	1,500.00	-	3,000.00
7085-00 Storage Lot Reserve	2,250.00	2,250.00	-	4,500.00	4,500.00	-	9,000.00
7090-00 Reserve Interest	715.35	-	(715.35)	8,978.54	-	(8,978.54)	-
<b>Total RESERVE FUNDING</b>	<b>\$9,038.35</b>	<b>\$8,323.00</b>	<b>(\$715.35)</b>	<b>\$25,624.54</b>	<b>\$16,646.00</b>	<b>(\$8,978.54)</b>	<b>\$33,292.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$29,370.84</b>	<b>\$39,742.00</b>	<b>\$10,371.16</b>	<b>\$111,447.63</b>	<b>\$142,322.00</b>	<b>\$30,874.37</b>	<b>\$410,320.00</b>
<b>Net Income:</b>	<b>\$14,973.83</b>	<b>\$3,454.34</b>	<b>\$11,519.49</b>	<b>\$53,982.90</b>	<b>\$3,454.34</b>	<b>\$50,528.56</b>	<b>\$0.00</b>