



Financial Report Package

August 2025

Prepared for

Riverwood Plantation Homeowners Association

By

Wimmer Community Association Management



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 08/31/2025

Assets

CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$128,125.50
10-1030-00	South State - Op CD 8548 (3.78%, 2025-10-13)	77,210.91

Total CASH - OPERATING: \$205,336.41

CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	93,096.13
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 9342 (3.92%, 2025-09-13)	79,419.80
12-1271-00	Space Coast CU - Resv CD 7557 (4.18%, 2026-04-18)	278,792.85

Total CASH - RESERVE: \$634,805.42

ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	40,918.57
14-1450-00	Allowance for Doubtful Accounts	(12,010.62)

Total ASSESSMENTS RECEIVABLE: \$28,907.95

OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	3,663.17
15-1550-00	Utility Deposits	370.00

Total OTHER CURRENT ASSETS: \$4,033.17

FIXED ASSETS

17-1700-00	Furniture & Equipment	27,075.00
17-1710-00	Office Equipment	5,158.93
17-1750-00	Accumulated Depreciation	(22,128.00)

Total FIXED ASSETS: \$10,105.93

Total Assets: \$883,188.88

Liabilities & Equity

ACCOUNTS PAYABLE

20-2005-00	Accrued Expense	4,230.60
------------	-----------------	----------

Total ACCOUNTS PAYABLE: \$4,230.60

OTHER LIABILITIES

21-2100-00	Prepaid Assessments	14,217.78
21-2101-00	Deferred Assessment	27,819.83
21-2102-00	Deferred Social Member Assessment	1,072.00

Total OTHER LIABILITIES: \$43,109.61

RESERVE EQUITY

30-3010-00	Reserve Clubhouse	7,994.34
30-3020-00	Reserve Contingency	32,555.44



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 08/31/2025

30-3025-00	Reserve - Contingency Sable Cove Legal	\$486.77	
30-3030-00	Reserve Dock	11,858.28	
30-3040-00	Reserve Landscape	6,227.16	
30-3050-00	Reserve Pool	900.10	
30-3060-00	Reserve Roof	3,903.54	
30-3070-00	Reserve Road	8,468.69	
30-3080-00	Reserve Park / Sports Complex	7,463.02	
30-3085-00	Reserve Storage Lot	13,890.73	
30-3090-00	Reserve Interest	13,788.06	
Total RESERVE EQUITY:			<u>\$107,536.13</u>
CONTRACT LIABILITIES			
31-3110-00	Contract Liability Clubhouse	88,268.37	
31-3120-00	Contract Liability Contingency	31,985.25	
31-3125-00	Contract Liability Sable Cove Legal	105,088.28	
31-3130-00	Contract Liability Dock	53,836.17	
31-3140-00	Contract Liability Landscape	34,106.92	
31-3150-00	Contract Liability Pool	94,745.64	
31-3160-00	Contract Liability Roof	14,643.34	
31-3170-00	Contract Liability Road	29,822.82	
31-3180-00	Contract Liability Park	60,504.92	
31-3185-00	Contract Liability Storage Lot	14,267.58	
Total CONTRACT LIABILITIES:			<u>\$527,269.29</u>
EQUITY			
32-3200-00	Prior Years Surplus(Loss)	117,132.40	
Total EQUITY:			<u>\$117,132.40</u>
Net Income Gain / Loss		<u>83,910.85</u>	
Total Liabilities & Equity:			<u>\$883,188.88</u>



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$27,819.83	\$27,819.83	\$-	\$260,012.17	\$260,012.17	\$-	\$383,776.00
4006-00 Social Member Assessment	1,072.00	1,072.00	-	8,844.00	8,576.00	268.00	12,864.00
4010-00 Roadway Special Assessment	-	-	-	3,060.00	3,060.00	-	4,080.00
4015-00 Capital Contribution	179.00	-	179.00	1,060.00	-	1,060.00	-
4025-00 Interest Charges - Owners	377.70	-	377.70	4,165.79	-	4,165.79	-
4050-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4066-00 Pool & Boat Key Income	50.00	-	50.00	1,325.00	-	1,325.00	-
4070-00 Clubhouse Rental	375.00	-	375.00	1,500.00	-	1,500.00	-
4075-00 Storage Fee Income	250.00	800.00	(550.00)	11,450.00	6,400.00	5,050.00	9,600.00
4080-00 Other Fee Income	200.00	-	200.00	2,900.00	-	2,900.00	-
4090-00 Interest - Operating	248.29	-	248.29	1,973.48	-	1,973.48	-
4095-00 Interest - Reserve	47.46	-	47.46	13,788.06	-	13,788.06	-
Total INCOME	\$30,619.28	\$29,691.83	\$927.45	\$310,084.50	\$278,048.17	\$32,036.33	\$410,320.00
Total OPERATING INCOME	\$30,619.28	\$29,691.83	\$927.45	\$310,084.50	\$278,048.17	\$32,036.33	\$410,320.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,625.00	1,625.00	-	13,000.00	13,000.00	-	19,500.00
5002-00 Onsite staffing - Office	1,820.00	1,975.00	155.00	14,404.00	15,800.00	1,396.00	23,700.00
5003-00 Onsite staffing - Maintenance	2,656.25	2,775.00	118.75	21,072.25	22,200.00	1,127.75	33,300.00
5010-00 Office Expense & Supplies	170.88	258.33	87.45	1,708.22	2,066.64	358.42	3,100.00
5020-00 Postage	41.34	250.00	208.66	767.09	2,000.00	1,232.91	3,000.00
5025-00 License / Permits / Fees	-	41.67	41.67	-	333.36	333.36	500.00
5030-00 Accounting	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
5035-00 Income Tax	-	-	-	40.30	-	(40.30)	-
5045-00 Website Maintenance	50.00	116.67	66.67	400.00	933.36	533.36	1,400.00
5050-00 Insurance	2,934.52	2,975.00	40.48	23,232.79	23,800.00	567.21	35,700.00
5060-00 Legal	550.00	750.00	200.00	4,484.00	6,000.00	1,516.00	9,000.00
5065-00 Annual Corporate Report	-	-	-	61.25	-	(61.25)	-
5070-00 Bank Service Charge	-	-	-	6.00	-	(6.00)	-
5090-00 Reserve Study	-	263.50	263.50	4,000.00	2,108.00	(1,892.00)	3,162.00
Total ADMINISTRATIVE EXPENSES	\$9,847.99	\$11,180.17	\$1,332.18	\$83,175.90	\$89,441.36	\$6,265.46	\$134,162.00
UTILITIES							
5500-00 Electricity	1,723.51	1,914.58	191.07	12,885.03	15,316.64	2,431.61	22,975.00
5510-00 Water & Sewer	383.57	408.33	24.76	3,232.48	3,266.64	34.16	4,900.00
5550-00 Internet & Telephone	276.26	300.00	23.74	2,590.31	2,400.00	(190.31)	3,600.00
Total UTILITIES	\$2,383.34	\$2,622.91	\$239.57	\$18,707.82	\$20,983.28	\$2,275.46	\$31,475.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
LANDSCAPE							
6000-00 Lawn Mowing	\$3,088.05	\$3,000.00	(\$88.05)	\$24,701.40	\$24,000.00	(\$701.40)	\$36,000.00
6010-00 Cleanup/Common area/Dock/Fence	-	2,469.83	2,469.83	7,349.69	19,758.64	12,408.95	29,638.00
6020-00 Mulch / Misc. Landscape	-	1,666.67	1,666.67	2,100.00	13,333.36	11,233.36	20,000.00
6030-00 Tree Trimming	10,500.00	1,291.67	(9,208.33)	17,500.00	10,333.36	(7,166.64)	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	6,000.00	6,000.00	9,000.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	4,612.00	6,666.64	2,054.64	10,000.00
6060-00 Irrigation	338.67	1,000.00	661.33	3,952.79	8,000.00	4,047.21	12,000.00
6080-00 Signage	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
6090-00 Lake / Pond	520.00	604.17	84.17	4,160.00	4,833.36	673.36	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	1,156.22	4,000.00	2,843.78	6,000.00
Total LANDSCAPE	\$14,446.72	\$12,532.34	(\$1,914.38)	\$65,532.10	\$100,258.72	\$34,726.62	\$150,388.00
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	-	2,375.25	2,375.25	8,397.26	19,002.00	10,604.74	28,503.00
6340-00 Pest Control	-	83.33	83.33	-	666.64	666.64	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	333.36	333.36	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	666.64	666.64	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
Total BUILDING EXPENSES	\$-	\$2,750.25	\$2,750.25	\$8,397.26	\$22,002.00	\$13,604.74	\$33,003.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	1,000.00	916.67	(83.33)	8,000.00	7,333.36	(666.64)	11,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	169.00	1,000.00	831.00	1,500.00
6510-00 Pool Repairs & Maintenance	670.71	250.00	(420.71)	1,330.71	2,000.00	669.29	3,000.00
6520-00 Pool Permit	-	25.00	25.00	250.00	200.00	(50.00)	300.00
6525-00 Community Events	-	50.00	50.00	-	400.00	400.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	666.64	666.64	1,000.00
6540-00 Security System	100.00	833.33	733.33	1,781.43	6,666.64	4,885.21	10,000.00
6560-00 Playground Maintenance	-	50.00	50.00	72.37	400.00	327.63	600.00
Total RECREATIONAL EXPENSES	\$1,770.71	\$2,333.33	\$562.62	\$11,603.51	\$18,666.64	\$7,063.13	\$28,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	-	-	-	5,625.00	5,625.00	-	7,500.00
7030-00 Dock Reserve	-	-	-	4,500.00	4,500.00	-	6,000.00
7040-00 Landscape Reserve	-	-	-	2,784.00	2,784.00	-	3,712.00
7070-00 Road Reserve Expense	-	-	-	3,060.00	3,060.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	-	-	-	2,250.00	2,250.00	-	3,000.00
7085-00 Storage Lot Reserve	-	-	-	6,750.00	6,750.00	-	9,000.00
7090-00 Reserve Interest	47.46	-	(47.46)	13,788.06	-	(13,788.06)	-
Total RESERVE FUNDING	\$47.46	\$-	(\$47.46)	\$38,757.06	\$24,969.00	(\$13,788.06)	\$33,292.00
Total OPERATING EXPENSE	\$28,496.22	\$31,419.00	\$2,922.78	\$226,173.65	\$276,321.00	\$50,147.35	\$410,320.00
Net Income:	\$2,123.06	(\$1,727.17)	\$3,850.23	\$83,910.85	\$1,727.17	\$82,183.68	\$0.00