



Financial Report Package

July 2025

Prepared for

Riverwood Plantation Homeowners Association

By

Wimmer Community Association Management



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 07/31/2025

Assets

CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$150,759.11
10-1030-00	South State - Op CD 8548 (3.78%, 2025-10-13)	76,963.82

Total CASH - OPERATING: \$227,722.93

CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	93,048.67
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: \$634,757.96

ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	45,382.26
14-1450-00	Allowance for Doubtful Accounts	(12,010.62)

Total ASSESSMENTS RECEIVABLE: \$33,371.64

OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	6,597.69
15-1550-00	Utility Deposits	370.00

Total OTHER CURRENT ASSETS: \$6,967.69

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: **\$912,926.15**

Liabilities & Equity

ACCOUNTS PAYABLE

20-2000-00	Accounts Payable	6,000.00
20-2005-00	Accrued Expense	2,943.30

Total ACCOUNTS PAYABLE: \$8,943.30

OTHER LIABILITIES

21-2100-00	Prepaid Assessments	13,236.04
21-2101-00	Deferred Assessment	55,639.66
21-2102-00	Deferred Social Member Assessment	2,144.00

Total OTHER LIABILITIES: \$71,019.70

RESERVE EQUITY

30-3010-00	Reserve Clubhouse	7,994.34
------------	-------------------	----------



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 07/31/2025

30-3020-00	Reserve Contingency	\$32,555.44	
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	13,740.60	
Total RESERVE EQUITY:			\$107,488.67
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:			\$527,269.29
EQUITY			
32-3200-00	Prior Years Surplus(Loss)	116,417.40	
Total EQUITY:			\$116,417.40
	Net Income Gain / Loss	81,787.79	
Total Liabilities & Equity:			\$912,926.15



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$40,304.34	\$40,304.34	\$-	\$232,192.34	\$232,192.34	\$-	\$383,776.00
4006-00 Social Member Assessment	1,072.00	1,072.00	-	7,772.00	7,504.00	268.00	12,864.00
4010-00 Roadway Special Assessment	1,020.00	1,020.00	-	3,060.00	3,060.00	-	4,080.00
4015-00 Capital Contribution	179.00	-	179.00	881.00	-	881.00	-
4025-00 Interest Charges - Owners	2,916.07	-	2,916.07	3,788.09	-	3,788.09	-
4050-00 NSF Fee Income	-	-	-	6.00	-	6.00	-
4066-00 Pool & Boat Key Income	225.00	-	225.00	1,275.00	-	1,275.00	-
4070-00 Clubhouse Rental	75.00	-	75.00	1,125.00	-	1,125.00	-
4075-00 Storage Fee Income	-	800.00	(800.00)	11,200.00	5,600.00	5,600.00	9,600.00
4080-00 Other Fee Income	2,200.00	-	2,200.00	2,700.00	-	2,700.00	-
4090-00 Interest - Operating	239.77	-	239.77	1,725.19	-	1,725.19	-
4095-00 Interest - Reserve	46.75	-	46.75	13,740.60	-	13,740.60	-
Total INCOME	\$48,277.93	\$43,196.34	\$5,081.59	\$279,465.22	\$248,356.34	\$31,108.88	\$410,320.00
Total OPERATING INCOME	\$48,277.93	\$43,196.34	\$5,081.59	\$279,465.22	\$248,356.34	\$31,108.88	\$410,320.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,625.00	1,625.00	-	11,375.00	11,375.00	-	19,500.00
5002-00 Onsite staffing - Office	1,820.00	1,975.00	155.00	12,584.00	13,825.00	1,241.00	23,700.00
5003-00 Onsite staffing - Maintenance	2,500.00	2,775.00	275.00	18,416.00	19,425.00	1,009.00	33,300.00
5010-00 Office Expense & Supplies	75.00	258.33	183.33	1,537.34	1,808.31	270.97	3,100.00
5020-00 Postage	6.57	250.00	243.43	725.75	1,750.00	1,024.25	3,000.00
5025-00 License / Permits / Fees	-	41.67	41.67	-	291.69	291.69	500.00
5030-00 Accounting	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
5035-00 Income Tax	40.30	-	(40.30)	40.30	-	(40.30)	-
5045-00 Website Maintenance	50.00	116.67	66.67	350.00	816.69	466.69	1,400.00
5050-00 Insurance	2,899.29	2,975.00	75.71	20,298.27	20,825.00	526.73	35,700.00
5060-00 Legal	634.00	750.00	116.00	3,934.00	5,250.00	1,316.00	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	1,844.50	(2,155.50)	3,162.00
Total ADMINISTRATIVE EXPENSES	\$9,650.16	\$11,180.17	\$1,530.01	\$73,327.91	\$78,261.19	\$4,933.28	\$134,162.00
UTILITIES							
5500-00 Electricity	1,451.36	1,914.58	463.22	11,161.52	13,402.06	2,240.54	22,975.00
5510-00 Water & Sewer	409.04	408.33	(0.71)	2,848.91	2,858.31	9.40	4,900.00
5550-00 Internet & Telephone	276.26	300.00	23.74	2,314.05	2,100.00	(214.05)	3,600.00
Total UTILITIES	\$2,136.66	\$2,622.91	\$486.25	\$16,324.48	\$18,360.37	\$2,035.89	\$31,475.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPE							
6000-00 Lawn Mowing	\$3,088.05	\$3,000.00	(\$88.05)	\$21,613.35	\$21,000.00	(\$613.35)	\$36,000.00
6010-00 Cleanup/Common area/Dock/Fence	900.00	2,469.83	1,569.83	7,349.69	17,288.81	9,939.12	29,638.00
6020-00 Mulch / Misc. Landscape	700.00	1,666.67	966.67	2,100.00	11,666.69	9,566.69	20,000.00
6030-00 Tree Trimming	7,000.00	1,291.67	(5,708.33)	7,000.00	9,041.69	2,041.69	15,500.00
6046-00 RV / Boat Area	-	750.00	750.00	-	5,250.00	5,250.00	9,000.00
6050-00 Fertilization / Weed / Pest	1,153.00	833.33	(319.67)	4,612.00	5,833.31	1,221.31	10,000.00
6060-00 Irrigation	1,325.44	1,000.00	(325.44)	3,614.12	7,000.00	3,385.88	12,000.00
6080-00 Signage	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
6090-00 Lake / Pond	520.00	604.17	84.17	3,640.00	4,229.19	589.19	7,250.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	1,156.22	3,500.00	2,343.78	6,000.00
Total LANDSCAPE	\$14,686.49	\$12,532.34	(\$2,154.15)	\$51,085.38	\$87,726.38	\$36,641.00	\$150,388.00
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	717.58	2,375.25	1,657.67	8,397.26	16,626.75	8,229.49	28,503.00
6340-00 Pest Control	-	83.33	83.33	-	583.31	583.31	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	291.69	291.69	500.00
6380-00 Parking Lot R & M	-	83.33	83.33	-	583.31	583.31	1,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
Total BUILDING EXPENSES	\$717.58	\$2,750.25	\$2,032.67	\$8,397.26	\$19,251.75	\$10,854.49	\$33,003.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	1,000.00	916.67	(83.33)	7,000.00	6,416.69	(583.31)	11,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	169.00	875.00	706.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	660.00	1,750.00	1,090.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	250.00	175.00	(75.00)	300.00
6525-00 Community Events	-	50.00	50.00	-	350.00	350.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	583.31	583.31	1,000.00
6540-00 Security System	-	833.33	833.33	1,681.43	5,833.31	4,151.88	10,000.00
6560-00 Playground Maintenance	-	50.00	50.00	72.37	350.00	277.63	600.00
Total RECREATIONAL EXPENSES	\$1,000.00	\$2,333.33	\$1,333.33	\$9,832.80	\$16,333.31	\$6,500.51	\$28,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	1,875.00	1,875.00	-	5,625.00	5,625.00	-	7,500.00
7030-00 Dock Reserve	1,500.00	1,500.00	-	4,500.00	4,500.00	-	6,000.00
7040-00 Landscape Reserve	928.00	928.00	-	2,784.00	2,784.00	-	3,712.00
7070-00 Road Reserve Expense	1,020.00	1,020.00	-	3,060.00	3,060.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	750.00	750.00	-	2,250.00	2,250.00	-	3,000.00
7085-00 Storage Lot Reserve	2,250.00	2,250.00	-	6,750.00	6,750.00	-	9,000.00
7090-00 Reserve Interest	46.75	-	(46.75)	13,740.60	-	(13,740.60)	-
Total RESERVE FUNDING	\$8,369.75	\$8,323.00	(\$46.75)	\$38,709.60	\$24,969.00	(\$13,740.60)	\$33,292.00
Total OPERATING EXPENSE	\$36,560.64	\$39,742.00	\$3,181.36	\$197,677.43	\$244,902.00	\$47,224.57	\$410,320.00
Net Income:	\$11,717.29	\$3,454.34	\$8,262.95	\$81,787.79	\$3,454.34	\$78,333.45	\$0.00