Wimmer Community Management

# Financial Report Package

## March 2026

## Prepared for

## Riverwood Plantation Homeowners Association

## By

## Wimmer Community Association Management

Wimmer Community Management

# Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 03/31/2026

| | | | |
|---|---|---|---|
| **Assets** | | | |
| CASH - OPERATING | | | |
| 10-1000-00 | South State Bank - Operating 8400 | $153,211.51 | |
| 10-1030-00 | South State - Op CD 8548 (3.78%, 2025-10-13) | 78,907.63 | |
| Total CASH - OPERATING: | | | $232,119.14 |
| CASH - RESERVE | | | |
| 12-1200-00 | South State Bank - Reserve MM 8403 | 119,000.46 | |
| 12-1220-00 | Space Coast CU - Reserve CK 7540 | 100.00 | |
| 12-1221-00 | Space Coast CU - Reserve SVG 7532 | 5.64 | |
| 12-1263-01 | Fifth Third Bank - CD 8673 (3.63% 2026-05-27) | 89,175.66 | |
| 12-1264-01 | Fifth Third Bank - CD 8665 (3.63% 2026-05-27) | 89,175.65 | |
| 12-1270-01 | Fifth Third Bank - CD 8681 (3.63% 2026-05-27) | 89,175.66 | |
| 12-1271-00 | Space Coast CU - Resv CD 7557 (4.18%, 2026-04-18) | 287,632.80 | |
| Total CASH - RESERVE: | | | $674,265.87 |
| ASSESSMENTS RECEIVABLE | | | |
| 14-1400-00 | Assessments Receivable | 29,526.22 | |
| 14-1450-00 | Allowance for Doubtful Accounts | (11,982.31) | |
| Total ASSESSMENTS RECEIVABLE: | | | $17,543.91 |
| OTHER CURRENT ASSETS | | | |
| 15-1500-00 | Prepaid Insurance | 18,398.70 | |
| 15-1550-00 | Utility Deposits | 370.00 | |
| Total OTHER CURRENT ASSETS: | | | $18,768.70 |
| FIXED ASSETS | | | |
| 17-1700-00 | Furniture & Equipment | 55,802.04 | |
| 17-1710-00 | Office Equipment | 5,158.93 | |
| 17-1750-00 | Accumulated Depreciation | (25,330.00) | |
| Total FIXED ASSETS: | | | $35,630.97 |
| **Total Assets:** | | | **$978,328.59** |
| **Liabilities & Equity** | | | |
| ACCOUNTS PAYABLE | | | |
| 20-2000-00 | Accounts Payable | 2,518.31 | |
| 20-2005-00 | Accrued Expense | 1,537.51 | |
| Total ACCOUNTS PAYABLE: | | | $4,055.82 |
| OTHER LIABILITIES | | | |
| 21-2100-00 | Prepaid Assessments | 32,977.93 | |
| Total OTHER LIABILITIES: | | | $32,977.93 |
| RESERVE EQUITY | | | |
| 30-3010-00 | Reserve Clubhouse | 7,430.99 | |
| 30-3020-00 | Reserve Contingency | 43,130.30 | |
| 30-3030-00 | Reserve Dock | 6,349.57 | |

| | | | |
|---|---|---|---|
| 30-3040-00 | Reserve Landscape | $3,948.84 | |
| 30-3050-00 | Reserve Pool | 5,227.80 | |
| 30-3060-00 | Reserve Roof | 4,803.19 | |
| 30-3070-00 | Reserve Road | 5,843.36 | |
| 30-3080-00 | Reserve Park / Sports Complex | 3,679.89 | |
| 30-3085-00 | Reserve Storage Lot | 5,480.24 | |
| 30-3090-00 | Reserve Interest | 3,119.65 | |
| Total RESERVE EQUITY: | | | $89,013.83 |
| CONTRACT LIABILITIES | | | |
| 31-3110-00 | Contract Liability Clubhouse | 101,365.12 | |
| 31-3120-00 | Contract Liability Contingency | 137,073.53 | |
| 31-3130-00 | Contract Liability Dock | 65,910.67 | |
| 31-3140-00 | Contract Liability Landscape | 38,834.92 | |
| 31-3150-00 | Contract Liability Pool | 95,095.89 | |
| 31-3155-00 | Contract Liability Reserve Study | 337.50 | |
| 31-3160-00 | Contract Liability Roof | 15,145.09 | |
| 31-3170-00 | Contract Liability Road | 35,942.82 | |
| 31-3180-00 | Contract Liability Park | 67,278.92 | |
| 31-3185-00 | Contract Liability Storage Lot | 28,267.58 | |
| Total CONTRACT LIABILITIES: | | | $585,252.04 |
| EQUITY | | | |
| 32-3200-00 | Prior Years Surplus(Loss) | 248,019.20 | |
| Total EQUITY: | | | $248,019.20 |
| | Net Income Gain / Loss | 19,009.77 | $19,009.77 |
| **Total Liabilities & Equity:** | | | **$978,328.59** |

Wimmer Community Management

# Income Statement - Operating

Riverwood Plantation Homeowners Association

From 03/01/2026 to 03/31/2026

| Description | Current Period | | | Year-to-date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **OPERATING INCOME** | | | | | | | |
| **INCOME** | | | | | | | |
| 4000-00 Assessments | $ 26,594.79 | $26,594.73 | $ 0.06 | $ 95,944.00 | $ 95,943.94 | $ 0.06 | $ 383,776.00 |
| 4006-00 Social Member Assessment | 804.00 | - | 804.00 | 2,948.00 | - | 2,948.00 | - |
| 4010-00 Roadway Special Assessment | - | - | - | 1,020.00 | 1,020.00 | - | 4,080.00 |
| 4015-00 Capital Contribution | 696.00 | - | 696.00 | 1,233.00 | - | 1,233.00 | - |
| 4025-00 Interest Charges - Owners | 189.82 | - | 189.82 | 1,004.66 | - | 1,004.66 | - |
| 4026-00 Certified Mail Fee | (25.00) | - | (25.00) | 950.00 | - | 950.00 | - |
| 4066-00 Pool & Boat Key Income | 75.00 | - | 75.00 | 300.00 | - | 300.00 | - |
| 4070-00 Clubhouse Rental | 75.00 | - | 75.00 | 525.00 | - | 525.00 | - |
| 4075-00 Storage Fee Income | - | 916.67 | (916.67) | 10,200.00 | 2,750.01 | 7,449.99 | 11,000.00 |
| 4089-00 Prior Years' Surplus | - | 5,055.92 | (5,055.92) | - | 15,167.76 | (15,167.76) | 60,671.00 |
| 4090-00 Interest - Operating | 215.09 | - | 215.09 | 720.58 | - | 720.58 | - |
| 4095-00 Interest - Reserve | 3,002.12 | - | 3,002.12 | 3,119.65 | - | 3,119.65 | - |
| **Total INCOME** | $ 31,626.82 | $32,567.32 | ($ 940.50) | $117,964.89 | $114,881.71 | $3,083.18 | $ 459,527.00 |
| **Total OPERATING INCOME** | **$ 31,626.82** | **$32,567.32** | **($ 940.50)** | **$117,964.89** | **$114,881.71** | **$ 3,083.18** | **$ 459,527.00** |
| **OPERATING EXPENSE** | | | | | | | |
| **ADMINISTRATIVE EXPENSES** | | | | | | | |
| 5000-00 Management Fee | 1,657.50 | 1,657.50 | - | 4,972.50 | 4,972.50 | - | 19,890.00 |
| 5002-00 Onsite staffing - Office | 1,880.00 | 1,879.75 | (0.25) | 5,640.00 | 5,639.25 | (0.75) | 22,557.00 |
| 5003-00 Onsite staffing - Maintenance | 4,980.00 | 2,773.33 | (2,206.67) | 14,145.00 | 8,319.99 | (5,825.01) | 33,280.00 |
| 5010-00 Office Expense & Supplies | 323.22 | 258.33 | (64.89) | 813.04 | 774.99 | (38.05) | 3,100.00 |
| 5020-00 Postage | 1.56 | 250.00 | 248.44 | 2,009.22 | 750.00 | (1,259.22) | 3,000.00 |
| 5025-00 License / Permits / Fees | - | 41.67 | 41.67 | - | 125.01 | 125.01 | 500.00 |
| 5030-00 Accounting | - | 208.33 | 208.33 | - | 624.99 | 624.99 | 2,500.00 |
| 5035-00 Income Tax | - | 700.00 | 700.00 | - | 2,100.00 | 2,100.00 | 8,400.00 |
| 5045-00 Website Maintenance | 50.00 | 116.67 | 66.67 | 150.00 | 350.01 | 200.01 | 1,400.00 |
| 5050-00 Insurance | 3,099.12 | 3,000.00 | (99.12) | 9,297.36 | 9,000.00 | (297.36) | 36,000.00 |
| 5060-00 Legal | 550.00 | 750.00 | 200.00 | 1,650.00 | 2,250.00 | 600.00 | 9,000.00 |
| 5065-00 Annual Corporate Report | - | 5.08 | 5.08 | - | 15.24 | 15.24 | 61.00 |
| **Total ADMINISTRATIVE EXPENSES** | $ 12,541.40 | $11,640.66 | ($ 900.74) | $ 38,677.12 | $ 34,921.98 | ($3,755.14) | $ 139,688.00 |
| **UTILITIES** | | | | | | | |
| 5500-00 Electricity | 1,503.57 | 1,750.00 | 246.43 | 4,681.48 | 5,250.00 | 568.52 | 21,000.00 |
| 5510-00 Water & Sewer | 376.88 | 408.33 | 31.45 | 1,131.71 | 1,224.99 | 93.28 | 4,900.00 |
| 5550-00 Internet & Telephone | 286.44 | 333.33 | 46.89 | 839.52 | 999.99 | 160.47 | 4,000.00 |
| **Total UTILITIES** | $ 2,166.89 | $ 2,491.66 | $ 324.77 | $ 6,652.71 | $ 7,474.98 | $822.27 | $ 29,900.00 |

**Income Statement - Operating**

Riverwood Plantation Homeowners Association

From 03/01/2026 to 03/31/2026

| Description | Current Period Actual | Current Period Budget | Current Period Variance | Year-to-date Actual | Year-to-date Budget | Year-to-date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **LANDSCAPE** | | | | | | | |
| 6000-00 Lawn Mowing | $2,888.85 | $3,000.00 | $111.15 | $8,666.55 | $9,000.00 | $333.45 | $36,000.00 |
| 6010-00 Cleanup/Common area/Dock/Fence | - | 2,469.83 | 2,469.83 | - | 7,409.49 | 7,409.49 | 29,638.00 |
| 6020-00 Mulch / Misc. Landscape | 1,906.95 | 1,666.67 | (240.28) | 6,040.95 | 5,000.01 | (1,040.94) | 20,000.00 |
| 6030-00 Tree Trimming | - | 1,291.67 | 1,291.67 | 525.00 | 3,875.01 | 3,350.01 | 15,500.00 |
| 6046-00 RV / Boat Area | - | 1,650.00 | 1,650.00 | - | 4,950.00 | 4,950.00 | 19,800.00 |
| 6050-00 Fertilization / Weed / Pest | 1,153.00 | 833.33 | (319.67) | 2,306.00 | 2,499.99 | 193.99 | 10,000.00 |
| 6060-00 Irrigation | - | 1,000.00 | 1,000.00 | 1,326.46 | 3,000.00 | 1,673.54 | 12,000.00 |
| 6080-00 Signage | - | 208.33 | 208.33 | - | 624.99 | 624.99 | 2,500.00 |
| 6090-00 Lake / Pond | - | 1,375.00 | 1,375.00 | 1,040.00 | 4,125.00 | 3,085.00 | 16,500.00 |
| 6095-00 Fountain / Waterfall Repairs | 5,036.63 | 500.00 | (4,536.63) | 5,036.63 | 1,500.00 | (3,536.63) | 6,000.00 |
| **Total LANDSCAPE** | $10,985.43 | $13,994.83 | $3,009.40 | $24,941.59 | $41,984.49 | $17,042.90 | $167,938.00 |
| **BUILDING EXPENSES** | | | | | | | |
| 6305-00 Misc Bldg Expense | 1,251.66 | 1,981.83 | 730.17 | 3,913.30 | 5,945.49 | 2,032.19 | 23,782.00 |
| 6340-00 Pest Control | - | 83.33 | 83.33 | - | 249.99 | 249.99 | 1,000.00 |
| 6345-00 Termite Bond | - | 41.67 | 41.67 | - | 125.01 | 125.01 | 500.00 |
| 6380-00 Parking Lot R & M | - | 166.67 | 166.67 | - | 500.01 | 500.01 | 2,000.00 |
| 6385-00 Shed/Golf Cart Maintenance | 154.32 | 166.67 | 12.35 | 154.32 | 500.01 | 345.69 | 2,000.00 |
| **Total BUILDING EXPENSES** | $1,405.98 | $2,440.17 | $1,034.19 | $4,067.62 | $7,320.51 | $3,252.89 | $29,282.00 |
| **RECREATIONAL EXPENSES** | | | | | | | |
| 6500-00 Pool Contract | 1,000.00 | 1,000.00 | - | 3,000.00 | 3,000.00 | - | 12,000.00 |
| 6505-00 Pool Chemicals / Supplies | - | 125.00 | 125.00 | - | 375.00 | 375.00 | 1,500.00 |
| 6510-00 Pool Repairs & Maintenance | - | 250.00 | 250.00 | 170.00 | 750.00 | 580.00 | 3,000.00 |
| 6520-00 Pool Permit | - | 25.00 | 25.00 | - | 75.00 | 75.00 | 300.00 |
| 6525-00 Community Events | - | 50.00 | 50.00 | - | 150.00 | 150.00 | 600.00 |
| 6530-00 Sports Complex | - | 83.33 | 83.33 | - | 249.99 | 249.99 | 1,000.00 |
| 6540-00 Security System | 946.68 | 416.67 | (530.01) | 1,146.68 | 1,250.01 | 103.33 | 5,000.00 |
| 6560-00 Playground Maintenance | - | 50.00 | 50.00 | - | 150.00 | 150.00 | 600.00 |
| **Total RECREATIONAL EXPENSES** | $1,946.68 | $2,000.00 | $53.32 | $4,316.68 | $6,000.00 | $1,683.32 | $24,000.00 |
| **RESERVE FUNDING** | | | | | | | |
| 7010-00 Clubhouse Reserve | - | - | - | 6,221.75 | 6,221.75 | - | 24,887.00 |
| 7030-00 Dock Reserve | - | - | - | 2,974.50 | 2,974.50 | - | 11,898.00 |
| 7050-00 Pool Reserve | - | - | - | 350.25 | 350.25 | - | 1,401.00 |
| 7055-00 Reserve Study | - | - | - | 337.50 | 337.50 | - | 1,350.00 |
| 7060-00 Roof Reserve | - | - | - | 501.75 | 501.75 | - | 2,007.00 |
| 7070-00 Road Reserve Expense | - | - | - | 1,020.00 | 1,020.00 | - | 4,080.00 |
| 7080-00 Park / Sports Complex Reserve | - | - | - | 3,024.00 | 3,024.00 | - | 12,096.00 |
| 7085-00 Storage Lot Reserve | - | - | - | 2,750.00 | 2,750.00 | - | 11,000.00 |
| 7090-00 Reserve Interest | 3,002.12 | - | (3,002.12) | 3,119.65 | - | (3,119.65) | - |
| **Total RESERVE FUNDING** | $3,002.12 | $- | ($3,002.12) | $20,299.40 | $17,179.75 | ($3,119.65) | $68,719.00 |
| **Total OPERATING EXPENSE** | **$32,048.50** | **$32,567.32** | **$518.82** | **$98,955.12** | **$114,881.71** | **$15,926.59** | **$459,527.00** |
| **Net Income:** | **($421.68)** | **$0.00** | **($421.68)** | **$19,009.77** | **$0.00** | **$19,009.77** | **$0.00** |