



Financial Report Package

February 2026

Prepared for

Riverwood Plantation Homeowners Association

By

Wimmer Community Association Management



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 02/28/2026

Assets

CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$154,123.83
10-1030-00	South State - Op CD 8548 (3.78%, 2025-10-13)	78,693.93

Total CASH - OPERATING: \$232,817.76

CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	118,932.68
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)	284,698.46

Total CASH - RESERVE: \$671,263.75

ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	39,172.26
14-1450-00	Allowance for Doubtful Accounts	(11,982.31)

Total ASSESSMENTS RECEIVABLE: \$27,189.95

OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	21,497.82
15-1550-00	Utility Deposits	370.00

Total OTHER CURRENT ASSETS: \$21,867.82

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: \$988,770.25

Liabilities & Equity

ACCOUNTS PAYABLE

20-2005-00	Accrued Expense	1,719.87
------------	-----------------	----------

Total ACCOUNTS PAYABLE: \$1,719.87

OTHER LIABILITIES

21-2100-00	Prepaid Assessments	19,419.43
21-2101-00	Deferred Assessment	26,594.79
21-2102-00	Deferred Social Member Assessment	1,072.00

Total OTHER LIABILITIES: \$47,086.22

RESERVE EQUITY

30-3010-00	Reserve Clubhouse	7,430.99
30-3020-00	Reserve Contingency	43,130.30



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 02/28/2026

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	117.53	
Total RESERVE EQUITY:			<u>\$86,011.71</u>
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:			<u>\$585,252.04</u>
EQUITY			
32-3200-00	Prior Years Surplus(Loss)	249,268.96	
Total EQUITY:			<u>\$249,268.96</u>
Net Income Gain / Loss		<u>19,431.45</u>	<u>\$19,431.45</u>
Total Liabilities & Equity:			<u><u>\$988,770.25</u></u>



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 02/01/2026 to 02/28/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$ 26,594.73	\$26,594.73	\$ -	\$ 69,349.21	\$ 69,349.21	\$ -	\$ 383,776.00
4006-00 Social Member Assessment	1,072.00	-	1,072.00	2,144.00	-	2,144.00	-
4010-00 Roadway Special Assessment	-	-	-	1,020.00	1,020.00	-	4,080.00
4015-00 Capital Contribution	358.00	-	358.00	537.00	-	537.00	-
4025-00 Interest Charges - Owners	327.23	-	327.23	814.84	-	814.84	-
4026-00 Certified Mail Fee	975.00	-	975.00	975.00	-	975.00	-
4066-00 Pool & Boat Key Income	-	-	-	225.00	-	225.00	-
4070-00 Clubhouse Rental	150.00	-	150.00	450.00	-	450.00	-
4075-00 Storage Fee Income	(400.00)	916.67	(1,316.67)	10,200.00	1,833.34	8,366.66	11,000.00
4089-00 Prior Years' Surplus	-	5,055.92	(5,055.92)	-	10,111.84	(10,111.84)	60,671.00
4090-00 Interest - Operating	253.08	-	253.08	505.49	-	505.49	-
4095-00 Interest - Reserve	59.58	-	59.58	117.53	-	117.53	-
Total INCOME	\$ 29,389.62	\$32,567.32	(\$ 3,177.70)	\$ 86,338.07	\$ 82,314.39	\$4,023.68	\$ 459,527.00
Total OPERATING INCOME	\$ 29,389.62	\$32,567.32	(\$ 3,177.70)	\$ 86,338.07	\$ 82,314.39	\$ 4,023.68	\$ 459,527.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,657.50	1,657.50	-	3,315.00	3,315.00	-	19,890.00
5002-00 Onsite staffing - Office	1,880.00	1,879.75	(0.25)	3,760.00	3,759.50	(0.50)	22,557.00
5003-00 Onsite staffing - Maintenance	4,980.00	2,773.33	(2,206.67)	9,165.00	5,546.66	(3,618.34)	33,280.00
5010-00 Office Expense & Supplies	322.53	258.33	(64.20)	489.82	516.66	26.84	3,100.00
5020-00 Postage	1,724.52	250.00	(1,474.52)	2,007.66	500.00	(1,507.66)	3,000.00
5025-00 License / Permits / Fees	-	41.67	41.67	-	83.34	83.34	500.00
5030-00 Accounting	-	208.33	208.33	-	416.66	416.66	2,500.00
5035-00 Income Tax	-	700.00	700.00	-	1,400.00	1,400.00	8,400.00
5045-00 Website Maintenance	50.00	116.67	66.67	100.00	233.34	133.34	1,400.00
5050-00 Insurance	3,099.12	3,000.00	(99.12)	6,198.24	6,000.00	(198.24)	36,000.00
5060-00 Legal	550.00	750.00	200.00	1,100.00	1,500.00	400.00	9,000.00
5065-00 Annual Corporate Report	-	5.08	5.08	-	10.16	10.16	61.00
Total ADMINISTRATIVE EXPENSES	\$ 14,263.67	\$11,640.66	(\$ 2,623.01)	\$ 26,135.72	\$ 23,281.32	(\$2,854.40)	\$ 139,688.00
UTILITIES							
5500-00 Electricity	1,673.70	1,750.00	76.30	3,177.91	3,500.00	322.09	21,000.00
5510-00 Water & Sewer	385.84	408.33	22.49	754.83	816.66	61.83	4,900.00
5550-00 Internet & Telephone	276.54	333.33	56.79	553.08	666.66	113.58	4,000.00
Total UTILITIES	\$ 2,336.08	\$ 2,491.66	\$ 155.58	\$ 4,485.82	\$ 4,983.32	\$497.50	\$ 29,900.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

From 02/01/2026 to 02/28/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPE							
6000-00 Lawn Mowing	\$2,888.85	\$3,000.00	\$111.15	\$5,777.70	\$6,000.00	\$222.30	\$36,000.00
6010-00 Cleanup/Common area/Dock/Fence	-	2,469.83	2,469.83	-	4,939.66	4,939.66	29,638.00
6020-00 Mulch / Misc. Landscape	4,134.00	1,666.67	(2,467.33)	4,134.00	3,333.34	(800.66)	20,000.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	525.00	2,583.34	2,058.34	15,500.00
6046-00 RV / Boat Area	-	1,650.00	1,650.00	-	3,300.00	3,300.00	19,800.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	1,153.00	1,666.66	513.66	10,000.00
6060-00 Irrigation	1,326.46	1,000.00	(326.46)	1,326.46	2,000.00	673.54	12,000.00
6080-00 Signage	-	208.33	208.33	-	416.66	416.66	2,500.00
6090-00 Lake / Pond	520.00	1,375.00	855.00	1,040.00	2,750.00	1,710.00	16,500.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
Total LANDSCAPE	\$8,869.31	\$13,994.83	\$5,125.52	\$13,956.16	\$27,989.66	\$14,033.50	\$167,938.00
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	1,908.40	1,981.83	73.43	2,661.64	3,963.66	1,302.02	23,782.00
6340-00 Pest Control	-	83.33	83.33	-	166.66	166.66	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	83.34	83.34	500.00
6380-00 Parking Lot R & M	-	166.67	166.67	-	333.34	333.34	2,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	-	333.34	333.34	2,000.00
Total BUILDING EXPENSES	\$1,908.40	\$2,440.17	\$531.77	\$2,661.64	\$4,880.34	\$2,218.70	\$29,282.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	250.00	250.00	1,500.00
6510-00 Pool Repairs & Maintenance	170.00	250.00	80.00	170.00	500.00	330.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	50.00	50.00	300.00
6525-00 Community Events	-	50.00	50.00	-	100.00	100.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	166.66	166.66	1,000.00
6540-00 Security System	100.00	416.67	316.67	200.00	833.34	633.34	5,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	100.00	100.00	600.00
Total RECREATIONAL EXPENSES	\$1,270.00	\$2,000.00	\$730.00	\$2,370.00	\$4,000.00	\$1,630.00	\$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	59.58	-	(59.58)	117.53	-	(117.53)	-
Total RESERVE FUNDING	\$59.58	\$-	(\$59.58)	\$17,297.28	\$17,179.75	(\$117.53)	\$68,719.00
Total OPERATING EXPENSE	\$28,707.04	\$32,567.32	\$3,860.28	\$66,906.62	\$82,314.39	\$15,407.77	\$459,527.00
Net Income:	\$682.58	\$0.00	\$682.58	\$19,431.45	\$0.00	\$19,431.45	\$0.00