



Financial Report Package

January 2026

Prepared for

Riverwood Plantation Homeowners Association

By

Wimmer Community Association Management



Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 01/31/2026

Assets

CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$168,382.09
10-1030-00	South State - Op CD 8548 (3.78%, 2025-10-13)	78,442.10

Total CASH - OPERATING: \$246,824.19

CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	118,873.10
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: \$671,204.17

ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	49,562.22
14-1450-00	Allowance for Doubtful Accounts	(11,982.31)

Total ASSESSMENTS RECEIVABLE: \$37,579.91

OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	24,596.94
15-1550-00	Utility Deposits	370.00

Total OTHER CURRENT ASSETS: \$24,966.94

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: \$1,016,206.18

Liabilities & Equity

ACCOUNTS PAYABLE

20-2005-00	Accrued Expense	1,019.87
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Total ACCOUNTS PAYABLE: \$1,019.87

OTHER LIABILITIES

21-2100-00	Prepaid Assessments	20,630.79
21-2101-00	Deferred Assessment	53,189.52
21-2102-00	Deferred Social Member Assessment	2,144.00

Total OTHER LIABILITIES: \$75,964.31

RESERVE EQUITY

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



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End Date: 01/31/2026

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	57.95	
Total RESERVE EQUITY:			<u>\$85,952.13</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>18,748.87</u>	<u>\$18,748.87</u>
Total Liabilities & Equity:			<u><u>\$1,016,206.18</u></u>



Income Statement - Operating

Riverwood Plantation Homeowners Association

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

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessments	\$ 42,754.48	\$42,754.48	\$ -	\$ 42,754.48	\$ 42,754.48	\$ -	\$ 383,776.00
4006-00 Social Member Assessment	1,072.00	-	1,072.00	1,072.00	-	1,072.00	-
4010-00 Roadway Special Assessment	1,020.00	1,020.00	-	1,020.00	1,020.00	-	4,080.00
4015-00 Capital Contribution	179.00	-	179.00	179.00	-	179.00	-
4025-00 Interest Charges - Owners	487.61	-	487.61	487.61	-	487.61	-
4066-00 Pool & Boat Key Income	225.00	-	225.00	225.00	-	225.00	-
4070-00 Clubhouse Rental	300.00	-	300.00	300.00	-	300.00	-
4075-00 Storage Fee Income	10,600.00	916.67	9,683.33	10,600.00	916.67	9,683.33	11,000.00
4089-00 Prior Years' Surplus	-	5,055.92	(5,055.92)	-	5,055.92	(5,055.92)	60,671.00
4090-00 Interest - Operating	252.41	-	252.41	252.41	-	252.41	-
4095-00 Interest - Reserve	57.95	-	57.95	57.95	-	57.95	-
Total INCOME	\$ 56,948.45	\$49,747.07	\$ 7,201.38	\$ 56,948.45	\$ 49,747.07	\$7,201.38	\$ 459,527.00
Total OPERATING INCOME	\$ 56,948.45	\$49,747.07	\$ 7,201.38	\$ 56,948.45	\$ 49,747.07	\$ 7,201.38	\$ 459,527.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fee	1,657.50	1,657.50	-	1,657.50	1,657.50	-	19,890.00
5002-00 Onsite staffing - Office	1,880.00	1,879.75	(0.25)	1,880.00	1,879.75	(0.25)	22,557.00
5003-00 Onsite staffing - Maintenance	4,185.00	2,773.33	(1,411.67)	4,185.00	2,773.33	(1,411.67)	33,280.00
5010-00 Office Expense & Supplies	167.29	258.33	91.04	167.29	258.33	91.04	3,100.00
5020-00 Postage	283.14	250.00	(33.14)	283.14	250.00	(33.14)	3,000.00
5025-00 License / Permits / Fees	-	41.67	41.67	-	41.67	41.67	500.00
5030-00 Accounting	-	208.33	208.33	-	208.33	208.33	2,500.00
5035-00 Income Tax	-	700.00	700.00	-	700.00	700.00	8,400.00
5045-00 Website Maintenance	50.00	116.67	66.67	50.00	116.67	66.67	1,400.00
5050-00 Insurance	3,099.12	3,000.00	(99.12)	3,099.12	3,000.00	(99.12)	36,000.00
5060-00 Legal	550.00	750.00	200.00	550.00	750.00	200.00	9,000.00
5065-00 Annual Corporate Report	-	5.08	5.08	-	5.08	5.08	61.00
Total ADMINISTRATIVE EXPENSES	\$ 11,872.05	\$11,640.66	(\$ 231.39)	\$ 11,872.05	\$ 11,640.66	(\$231.39)	\$ 139,688.00
UTILITIES							
5500-00 Electricity	1,504.21	1,750.00	245.79	1,504.21	1,750.00	245.79	21,000.00
5510-00 Water & Sewer	368.99	408.33	39.34	368.99	408.33	39.34	4,900.00
5550-00 Internet & Telephone	276.54	333.33	56.79	276.54	333.33	56.79	4,000.00
Total UTILITIES	\$ 2,149.74	\$ 2,491.66	\$ 341.92	\$ 2,149.74	\$ 2,491.66	\$341.92	\$ 29,900.00
LANDSCAPE							
6000-00 Lawn Mowing	2,888.85	3,000.00	111.15	2,888.85	3,000.00	111.15	36,000.00
6010-00 Cleanup/Common area/Dock/Fence	-	2,469.83	2,469.83	-	2,469.83	2,469.83	29,638.00
6020-00 Mulch / Misc. Landscape	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
6030-00 Tree Trimming	525.00	1,291.67	766.67	525.00	1,291.67	766.67	15,500.00
6046-00 RV / Boat Area	-	1,650.00	1,650.00	-	1,650.00	1,650.00	19,800.00
6050-00 Fertilization / Weed / Pest	1,153.00	833.33	(319.67)	1,153.00	833.33	(319.67)	10,000.00
6060-00 Irrigation	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
6080-00 Signage	-	208.33	208.33	-	208.33	208.33	2,500.00
6090-00 Lake / Pond	520.00	1,375.00	855.00	520.00	1,375.00	855.00	16,500.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	-	500.00	500.00	6,000.00
Total LANDSCAPE	\$ 5,086.85	\$13,994.83	\$ 8,907.98	\$ 5,086.85	\$ 13,994.83	\$8,907.98	\$ 167,938.00



Income Statement - Operating

Riverwood Plantation Homeowners Association

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

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
BUILDING EXPENSES							
6305-00 Misc Bldg Expense	\$753.24	\$1,981.83	\$1,228.59	\$753.24	\$1,981.83	\$1,228.59	\$23,782.00
6340-00 Pest Control	-	83.33	83.33	-	83.33	83.33	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	41.67	41.67	500.00
6380-00 Parking Lot R & M	-	166.67	166.67	-	166.67	166.67	2,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
Total BUILDING EXPENSES	\$753.24	\$2,440.17	\$1,686.93	\$753.24	\$2,440.17	\$1,686.93	\$29,282.00
RECREATIONAL EXPENSES							
6500-00 Pool Contract	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	125.00	125.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	-	250.00	250.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	25.00	25.00	300.00
6525-00 Community Events	-	50.00	50.00	-	50.00	50.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	83.33	83.33	1,000.00
6540-00 Security System	100.00	416.67	316.67	100.00	416.67	316.67	5,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	50.00	50.00	600.00
Total RECREATIONAL EXPENSES	\$1,100.00	\$2,000.00	\$900.00	\$1,100.00	\$2,000.00	\$900.00	\$24,000.00
RESERVE FUNDING							
7010-00 Clubhouse Reserve	6,221.75	6,221.75	-	6,221.75	6,221.75	-	24,887.00
7030-00 Dock Reserve	2,974.50	2,974.50	-	2,974.50	2,974.50	-	11,898.00
7050-00 Pool Reserve	350.25	350.25	-	350.25	350.25	-	1,401.00
7055-00 Reserve Study	337.50	337.50	-	337.50	337.50	-	1,350.00
7060-00 Roof Reserve	501.75	501.75	-	501.75	501.75	-	2,007.00
7070-00 Road Reserve Expense	1,020.00	1,020.00	-	1,020.00	1,020.00	-	4,080.00
7080-00 Park / Sports Complex Reserve	3,024.00	3,024.00	-	3,024.00	3,024.00	-	12,096.00
7085-00 Storage Lot Reserve	2,750.00	2,750.00	-	2,750.00	2,750.00	-	11,000.00
7090-00 Reserve Interest	57.95	-	(57.95)	57.95	-	(57.95)	-
Total RESERVE FUNDING	\$17,237.70	\$17,179.75	(\$57.95)	\$17,237.70	\$17,179.75	(\$57.95)	\$68,719.00
Total OPERATING EXPENSE	\$38,199.58	\$49,747.07	\$11,547.49	\$38,199.58	\$49,747.07	\$11,547.49	\$459,527.00
Net Income:	\$18,748.87	\$0.00	\$18,748.87	\$18,748.87	\$0.00	\$18,748.87	\$0.00