



# **Financial Report Package**

**April 2026**

**Prepared for**

**Riverwood Plantation Homeowners Association**

**By**

**Wimmer Community Association Management**



## Balance Sheet - Operating

Riverwood Plantation Homeowners Association

End Date: 04/30/2026

### Assets

#### CASH - OPERATING

10-1000-00	South State Bank - Operating 8400	\$188,868.17
10-1030-00	South State - Op CD 8548 (3.78%, 2025-10-13)	79,144.87

#### Total CASH - OPERATING:

\$268,013.04

#### CASH - RESERVE

12-1200-00	South State Bank - Reserve MM 8403	99,753.41
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)	288,192.78

#### Total CASH - RESERVE:

\$655,578.80

#### ASSESSMENTS RECEIVABLE

14-1400-00	Assessments Receivable	41,537.33
14-1450-00	Allowance for Doubtful Accounts	(11,982.31)

#### Total ASSESSMENTS RECEIVABLE:

\$29,555.02

#### OTHER CURRENT ASSETS

15-1500-00	Prepaid Insurance	15,299.58
15-1550-00	Utility Deposits	370.00

#### Total OTHER CURRENT ASSETS:

\$15,669.58

#### 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:

\$1,004,447.41

### Liabilities & Equity

#### ACCOUNTS PAYABLE

20-2000-00	Accounts Payable	2,919.38
20-2005-00	Accrued Expense	896.19

#### Total ACCOUNTS PAYABLE:

\$3,815.57

#### OTHER LIABILITIES

21-2100-00	Prepaid Assessments	15,990.11
21-2101-00	Deferred Assessment	53,189.52
21-2102-00	Deferred Social Member Assessment	1,787.00

#### Total OTHER LIABILITIES:

\$70,966.63

#### RESERVE EQUITY

30-3010-00	Reserve Clubhouse	7,430.99
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Riverwood Plantation Homeowners Association

End Date: 04/30/2026

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	3,741.83	
Total RESERVE EQUITY:			<u>\$89,636.01</u>
CONTRACT LIABILITIES			
31-3110-00	Contract Liability Clubhouse	71,097.87	
31-3120-00	Contract Liability Contingency	137,073.53	
31-3130-00	Contract Liability Dock	68,885.17	
31-3140-00	Contract Liability Landscape	38,834.92	
31-3150-00	Contract Liability Pool	95,446.14	
31-3155-00	Contract Liability Reserve Study	675.00	
31-3160-00	Contract Liability Roof	15,646.84	
31-3170-00	Contract Liability Road	36,962.82	
31-3180-00	Contract Liability Park	70,302.92	
31-3185-00	Contract Liability Storage Lot	31,017.58	
Total CONTRACT LIABILITIES:			<u>\$565,942.79</u>
EQUITY			
32-3200-00	Prior Years Surplus(Loss)	248,019.20	
Total EQUITY:			<u>\$248,019.20</u>
	Net Income Gain / Loss	<u>26,067.21</u>	<u>\$26,067.21</u>
<b>Total Liabilities &amp; Equity:</b>			<b><u><u>\$1,004,447.41</u></u></b>



# Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2026 to 04/30/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00 Assessments	\$ 42,754.48	\$42,754.48	\$ -	\$138,698.48	\$138,698.42	\$ 0.06	\$ 383,776.00
4000-01 Reserve Contract Liability Contribution	( 32,319.50)	-	( 32,319.50)	( 32,319.50)	-	( 32,319.50)	-
4000-02 Reserve Income	36,489.00	-	36,489.00	36,489.00	-	36,489.00	-
4006-00 Social Member Assessment	893.00	-	893.00	3,841.00	-	3,841.00	-
4010-00 Roadway Special Assessment	1,020.00	1,020.00	-	2,040.00	2,040.00	-	4,080.00
4010-01 Roadway Contract Liability Contribution	( 2,040.00)	-	( 2,040.00)	( 2,040.00)	-	( 2,040.00)	-
4015-00 Capital Contribution	179.00	-	179.00	1,412.00	-	1,412.00	-
4025-00 Interest Charges - Owners	339.94	-	339.94	1,344.60	-	1,344.60	-
4026-00 Certified Mail Fee	-	-	-	950.00	-	950.00	-
4066-00 Pool & Boat Key Income	-	-	-	300.00	-	300.00	-
4070-00 Clubhouse Rental	225.00	-	225.00	750.00	-	750.00	-
4075-00 Storage Fee Income	250.00	916.67	( 666.67)	10,450.00	3,666.68	6,783.32	11,000.00
4089-00 Prior Years' Surplus	-	5,055.92	( 5,055.92)	-	20,223.68	( 20,223.68)	60,671.00
4090-00 Interest - Operating	238.82	-	238.82	959.40	-	959.40	-
4095-00 Interest - Reserve	622.18	-	622.18	3,741.83	-	3,741.83	-
<b>Total INCOME</b>	<b>\$ 48,651.92</b>	<b>\$49,747.07</b>	<b>(\$ 1,095.15)</b>	<b>\$166,616.81</b>	<b>\$164,628.78</b>	<b>\$1,988.03</b>	<b>\$ 459,527.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 48,651.92</b>	<b>\$49,747.07</b>	<b>(\$ 1,095.15)</b>	<b>\$166,616.81</b>	<b>\$164,628.78</b>	<b>\$ 1,988.03</b>	<b>\$ 459,527.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Management Fee	1,657.50	1,657.50	-	6,630.00	6,630.00	-	19,890.00
5002-00 Onsite staffing - Office	1,880.00	1,879.75	( 0.25)	7,520.00	7,519.00	( 1.00)	22,557.00
5003-00 Onsite staffing - Maintenance	4,890.00	2,773.33	( 2,116.67)	19,035.00	11,093.32	( 7,941.68)	33,280.00
5010-00 Office Expense & Supplies	131.43	258.33	126.90	944.47	1,033.32	88.85	3,100.00
5020-00 Postage	316.68	250.00	( 66.68)	2,325.90	1,000.00	( 1,325.90)	3,000.00
5025-00 License / Permits / Fees	250.00	41.67	( 208.33)	250.00	166.68	( 83.32)	500.00
5030-00 Accounting	-	208.33	208.33	-	833.32	833.32	2,500.00
5035-00 Income Tax	-	700.00	700.00	-	2,800.00	2,800.00	8,400.00
5040-00 Professional Fees	1,518.72	-	( 1,518.72)	1,518.72	-	( 1,518.72)	-
5045-00 Website Maintenance	50.00	116.67	66.67	200.00	466.68	266.68	1,400.00
5050-00 Insurance	3,099.12	3,000.00	( 99.12)	12,396.48	12,000.00	( 396.48)	36,000.00
5060-00 Legal	550.00	750.00	200.00	2,200.00	3,000.00	800.00	9,000.00
5065-00 Annual Corporate Report	61.25	5.08	( 56.17)	61.25	20.32	( 40.93)	61.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$ 14,404.70</b>	<b>\$11,640.66</b>	<b>(\$ 2,764.04)</b>	<b>\$ 53,081.82</b>	<b>\$ 46,562.64</b>	<b>(\$6,519.18)</b>	<b>\$ 139,688.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	1,350.15	1,750.00	399.85	6,031.63	7,000.00	968.37	21,000.00
5510-00 Water & Sewer	401.07	408.33	7.26	1,532.78	1,633.32	100.54	4,900.00
5550-00 Internet & Telephone	286.34	333.33	46.99	1,125.86	1,333.32	207.46	4,000.00
<b>Total UTILITIES</b>	<b>\$ 2,037.56</b>	<b>\$ 2,491.66</b>	<b>\$ 454.10</b>	<b>\$ 8,690.27</b>	<b>\$ 9,966.64</b>	<b>\$1,276.37</b>	<b>\$ 29,900.00</b>



# Income Statement - Operating

Riverwood Plantation Homeowners Association

From 04/01/2026 to 04/30/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>LANDSCAPE</b>							
6000-00 Lawn Mowing	\$2,888.85	\$3,000.00	\$111.15	\$11,555.40	\$12,000.00	\$444.60	\$36,000.00
6010-00 Cleanup/Common area/Dock/Fence	-	2,469.83	2,469.83	-	9,879.32	9,879.32	29,638.00
6020-00 Mulch / Misc. Landscape	-	1,666.67	1,666.67	6,040.95	6,666.68	625.73	20,000.00
6030-00 Tree Trimming	-	1,291.67	1,291.67	525.00	5,166.68	4,641.68	15,500.00
6046-00 RV / Boat Area	-	1,650.00	1,650.00	-	6,600.00	6,600.00	19,800.00
6050-00 Fertilization / Weed / Pest	-	833.33	833.33	2,306.00	3,333.32	1,027.32	10,000.00
6060-00 Irrigation	-	1,000.00	1,000.00	1,326.46	4,000.00	2,673.54	12,000.00
6080-00 Signage	-	208.33	208.33	-	833.32	833.32	2,500.00
6090-00 Lake / Pond	1,040.00	1,375.00	335.00	2,080.00	5,500.00	3,420.00	16,500.00
6095-00 Fountain / Waterfall Repairs	-	500.00	500.00	5,036.63	2,000.00	(3,036.63)	6,000.00
<b>Total LANDSCAPE</b>	<b>\$3,928.85</b>	<b>\$13,994.83</b>	<b>\$10,065.98</b>	<b>\$28,870.44</b>	<b>\$55,979.32</b>	<b>\$27,108.88</b>	<b>\$167,938.00</b>
<b>BUILDING EXPENSES</b>							
6305-00 Misc Bldg Expense	191.94	1,981.83	1,789.89	4,105.24	7,927.32	3,822.08	23,782.00
6340-00 Pest Control	-	83.33	83.33	-	333.32	333.32	1,000.00
6345-00 Termite Bond	-	41.67	41.67	-	166.68	166.68	500.00
6380-00 Parking Lot R & M	-	166.67	166.67	-	666.68	666.68	2,000.00
6385-00 Shed/Golf Cart Maintenance	-	166.67	166.67	154.32	666.68	512.36	2,000.00
<b>Total BUILDING EXPENSES</b>	<b>\$191.94</b>	<b>\$2,440.17</b>	<b>\$2,248.23</b>	<b>\$4,259.56</b>	<b>\$9,760.68</b>	<b>\$5,501.12</b>	<b>\$29,282.00</b>
<b>RECREATIONAL EXPENSES</b>							
6500-00 Pool Contract	1,000.00	1,000.00	-	4,000.00	4,000.00	-	12,000.00
6505-00 Pool Chemicals / Supplies	-	125.00	125.00	-	500.00	500.00	1,500.00
6510-00 Pool Repairs & Maintenance	-	250.00	250.00	170.00	1,000.00	830.00	3,000.00
6520-00 Pool Permit	-	25.00	25.00	-	100.00	100.00	300.00
6525-00 Community Events	-	50.00	50.00	-	200.00	200.00	600.00
6530-00 Sports Complex	-	83.33	83.33	-	333.32	333.32	1,000.00
6540-00 Security System	100.00	416.67	316.67	1,246.68	1,666.68	420.00	5,000.00
6560-00 Playground Maintenance	-	50.00	50.00	-	200.00	200.00	600.00
<b>Total RECREATIONAL EXPENSES</b>	<b>\$1,100.00</b>	<b>\$2,000.00</b>	<b>\$900.00</b>	<b>\$5,416.68</b>	<b>\$8,000.00</b>	<b>\$2,583.32</b>	<b>\$24,000.00</b>
<b>RESERVE FUNDING</b>							
7010-00 Clubhouse Reserve	30,267.25	6,221.75	(24,045.50)	36,489.00	12,443.50	(24,045.50)	24,887.00
7030-00 Dock Reserve	(2,974.50)	2,974.50	5,949.00	-	5,949.00	5,949.00	11,898.00
7050-00 Pool Reserve	(350.25)	350.25	700.50	-	700.50	700.50	1,401.00
7055-00 Reserve Study	(337.50)	337.50	675.00	-	675.00	675.00	1,350.00
7060-00 Roof Reserve	(501.75)	501.75	1,003.50	-	1,003.50	1,003.50	2,007.00
7070-00 Road Reserve Expense	(1,020.00)	1,020.00	2,040.00	-	2,040.00	2,040.00	4,080.00
7080-00 Park / Sports Complex Reserve	(3,024.00)	3,024.00	6,048.00	-	6,048.00	6,048.00	12,096.00
7085-00 Storage Lot Reserve	(2,750.00)	2,750.00	5,500.00	-	5,500.00	5,500.00	11,000.00
7090-00 Reserve Interest	622.18	-	(622.18)	3,741.83	-	(3,741.83)	-
<b>Total RESERVE FUNDING</b>	<b>\$19,931.43</b>	<b>\$17,179.75</b>	<b>(\$2,751.68)</b>	<b>\$40,230.83</b>	<b>\$34,359.50</b>	<b>(\$5,871.33)</b>	<b>\$68,719.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$41,594.48</b>	<b>\$49,747.07</b>	<b>\$8,152.59</b>	<b>\$140,549.60</b>	<b>\$164,628.78</b>	<b>\$24,079.18</b>	<b>\$459,527.00</b>
<b>Net Income:</b>	<b>\$7,057.44</b>	<b>\$0.00</b>	<b>\$7,057.44</b>	<b>\$26,067.21</b>	<b>\$0.00</b>	<b>\$26,067.21</b>	<b>\$0.00</b>