

RIVIERA COMMUNITY CLUB

Treasurer's Financial Report to Members

Reporting Period: October 2025 – February 2026 | FY2026 Month 5 of 12 | March 28, 2026

About This Report

This report covers the first five months of Riviera Community Club's fiscal year 2026 (October 2025 through February 28, 2026). The RCC fiscal year runs October 1 through September 30. We are currently in the low season — the high season begins May 1. Revenue and expense figures naturally reflect this seasonality.

Overall Financial Health

The Riviera Community Club is in good overall financial health. Revenue is on track, expenses are well under control, and reserves remain healthy. There are no risk indicators and no corrective actions required at this time.

Indicator	Status
Overall Financial Health	Good — no corrective action needed
Revenue vs. Projection	On track — 56.7% of annual revenue collected in 42% of year
Expense Control	Strong — only 33% of annual budget spent at 5-month mark
Reserves	Healthy — not being used for routine operations
Cash Flow	Normal — following expected seasonal pattern
Risk Indicators	None identified

Revenue — Year to Date

Through February 28, 2026, the Club has collected \$1,303,332 in revenue against an annual budget of \$2,872,279. Assessments are nearly on target at 99.86%. Golf Course and Restaurant are behind their YTD budget figures, which is expected given the low season. Water revenue totaled \$236,129 against a budget of \$571,601 (41.31%).

Revenue Source	YTD Actual	Prorated Budget to Feb 2026	Annual Budget	% of Prorated Budget	% of Annual Budget
Assessments	\$780,179	\$781,288	\$781,288	99.86%	99.86%
Restaurant	\$241,698	\$395,833	\$950,000	61.06%	25.44%
Golf Course	\$22,167	\$62,708	\$150,500	35.35%	14.73%
Water	\$236,129	\$571,601	\$571,601	41.31%	41.31%
Other	\$259,288	\$174,538	\$418,890	148.55%	61.90%
Total	\$1,303,332	\$2,300,678	\$3,872,279	56.65%	45.38%

* YTD Budget figures are as reported in the source Analysis of Revenue and Expense. Golf Course and Restaurant are heavily weighted toward the high season beginning May 1, so their YTD actuals are expected to be below budget at this point in the year.

Revenue — Month of February

Revenue for February was \$226,682 against a budget of \$247,412 (91.62%). Assessments came in at 99.86% of budget. Restaurant outperformed its February budget at 109.26%. Golf and Other Sources were below budget, consistent with the low season. Water revenue was \$46,141 against a budget of \$47,633 (96.87%).

Revenue Source	Feb Actual	Feb Budget	% of Budget
Assessments	\$156,036	\$156,258	99.86%
Restaurant	\$52,446	\$48,000	109.26%
Golf Course	\$4,771	\$7,813	61.06%
Water	\$46,141	\$47,633	96.87%
Other	\$13,429	\$35,341	38.00%
Total	\$226,682	\$247,412	91.62%

Expenses — Year to Date

Expenses through February totaled \$1,167,083 against a YTD budget of \$3,519,482 — 33.16% of budget, well under pace for the first five months. All six expense categories are tracking below their YTD budget figures. Water expense was \$180,663 against a budget of \$571,601 (31.61%).

Expense Category	YTD Actual	Prorated Budget to Feb 2026	Annual Budget	% of Prorated Budget	% of Annual Budget
Restaurant	\$337,437	\$420,550	\$1,009,320	80.24%	33.43%
Golf	\$117,221	\$161,353	\$387,247	72.65%	30.27%
Grounds	\$76,890	\$98,310	\$235,943	78.21%	32.59%
Buildings	\$118,633	\$156,846	\$376,431	75.64%	31.52%
Maintenance	\$24,508	\$52,072	\$124,972	47.07%	19.61%
Administrative	\$492,394	\$577,321	\$1,385,569	85.29%	35.54%
Water	\$180,663	\$238,167	\$571,601	75.86%	31.61%
Total	\$1,167,083	\$1,466,451	\$3,519,482	79.58%	33.16%

Reserve funds are not being used to cover routine operating expenses. Fund balances remain positive and restricted or designated funds are being maintained for their intended purposes.

Expenses — Month of February

Expenses for February totaled \$194,977 against a budget of \$293,290 (66.48% of budget) — all six categories came in well under their monthly budgets. Water expense was \$41,598 against a budget of \$47,633 (87.33%).

Expense Category	Feb Actual	Feb Budget	% of Budget
Restaurant	\$67,304	\$84,110	80.02%
Golf	\$18,447	\$32,271	57.16%
Grounds	\$12,871	\$19,662	65.46%
Buildings	\$22,289	\$31,369	71.05%
Maintenance	\$8,932	\$10,414	85.77%
Administrative	\$65,134	\$115,464	56.41%
Water	\$41,598	\$47,633	87.33%
Total	\$194,977	\$293,290	66.48%

Funds and Reserves

Account	Balance
Cash accounts	\$6,500,000
Investment accounts	\$4,200,000
Water capital accounts	\$4,000,000
TOTAL	\$14,700,000

Bottom Line

	Amount
Assets	\$11,700,000
Liabilities	\$6,000,000
Equity	\$5,600,000

Looking Ahead

The high season begins May 1. Restaurant, Golf, and other activity-based revenue lines are expected to increase significantly over the next several months. The Treasurer will continue to report monthly to members. Members who have feedback on the financial information provided in these reports are encouraged to reach out:

- Email: rcc-treasurer@rivieraclub.org
- In-person conversations available upon request

Corrections

Wed Apr 15 2026: Budgeted annual revenue corrected from \$2,872,279 to \$3,872,279

Prepared by Scott Bellware, Treasurer — Riviera Community Club, Inc. | Report date: March 28, 2026 | Data as of February 28, 2026