

Riverwood Homeowners' Association BALANCE SHEET As of May 31, 2021 ASSETS

Northwest Bank \$ 80,021.90 Checking Account \$ 15,634.50

Total Current Assets 95,656.40

PROPERTY AND EQUIPMENT

Furniture & Fixtures 1,947.00
Replaced Roofs 606,283.20
Less: Accumulated Depreciation (1,947.00)

Net Property and Equipment ____606,283.20

OTHER ASSETS

Pass-thru expenses (320.01)

Total Other Assets (320.01)

TOTAL ASSETS \$ 701,619.59

Riverwood Homeowners' Association BALANCE SHEET As of May 31, 2021

LIABILITIES AND STOCKHOLDERS' EQUITY

Accounts Payable \$ 100.00 Pass-thru income \$ 44.85

Total Current Liabilities 144.85

LONG-TERM LIABILITIES

N/P - Northwest Bank 461,824.21

Total Long-Term Liabilities 461,824.21

Total Liabilities 461,969.06

STOCKHOLDERS' EQUITY

Beginning Equity 219,603.99 Profit to date 20,046.54

Total Stockholders' Equity 239,650.53

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY

\$ 701,619.59

Riverwood Homeowners' Association INCOME STATEMENT Actual vs. Budget

Garage Rental 960.00		1 Month Ended		9 Months Ended		Annual Ending		·
Description		May 31, 202	21	Ma	y 31, 2021	Augı	ust 31, 2018	
Dues		Actual			Actual		Budget	Difference
Garage Rental 960.00	OPERATING INCOME							
Other Income 0.00 257.60 0.00 (257.61 Interest Income 8.55 78.51 500.00 421.2 Late Fees 0.00 275.00 0.00 421.2 Total Sales 36,188.55 334,031.11 456,500.00 122,468.8 ADMINISTRATIVE Insurance 0.00 34,502.00 35,000.00 498.0 Office 39.99 694.68 730.00 35. Accounting 100.00 2,000.00 2,300.00 300.0 Legal Expense 0.00 5,366.25 30,000.00 (2,356.2 License & Fees 0.00 5,000 50.00 0.0 Property & Income taxes 0.00 2,130.72 2,100.00 (30.7) Debt Service 5,329.57 48,055.74 63,695.24 15,639.5 Total Administrative 5,469.56 92,789.39 106,875.24 14,085.6 REPAIRS & MAINTENANCE Maintenance - General 5,853.83 29,553.26 42,000.00 12,446.7 Maintenance -	Dues	\$ 35,22	0.00	\$	322,780.00	\$	441,600.00	\$ 118,820.00
Interest Income	Garage Rental	96	0.00		10,640.00		14,400.00	3,760.00
Interest Income	Other Income		0.00		257.60		0.00	(257.60)
Late Fees 0.00 275.00 0.00 (275.00) Total Sales 36,188.55 334,031.11 456,500.00 122,468.8 ADMINISTRATIVE Insurance 0.00 34,502.00 35,000.00 498.0 Office 39.99 694.68 730.00 30.0 30.0 20.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 20.00 30.00 30.00 20.00 30.00 20.00 30.00 20.00 30.00 20.00 30.00	Interest Income							`421.49 [′]
ADMINISTRATIVE Insurance	Late Fees							(275.00)
Insurance	Total Sales	36,18	8.55		334,031.11		456,500.00	122,468.89
Office 39.99 694.68 730.00 33.5 Accounting 100.00 2,000.00 2,300.00 300.0 Legal Expense 0.00 5,356.25 3,000.00 (2,366.2 License & Fees 0.00 50.00 50.00 0.0 Property & Income taxes 0.00 2,130.72 2,100.00 (30.7 Debt Service 5,329.57 48,055.74 63,695.24 15,639.5 Total Administrative 5,469.56 92,789.39 106,875.24 14,085.6 REPAIRS & MAINTENANCE Maintenance - General 5,853.83 29,553.26 42,000.00 12,446.7 Maintenance - Exteriors (Major) 0.00 16,547.00 39,000.00 22,453.0 Pool 0.00 1,251.84 5,190.00 38,837.9 Total Repairs & Maintenance 5,853.83 47,352.10 86,190.00 38,837.9 RECREATION Recreation Area 0.00 142.95 300.00 157.0 Total Recreation 0.00 142.95	ADMINISTRATIVE							
Office 39.99 694.68 730.00 35.3 Accounting 100.00 2,000.00 2,300.00 300.0 Legal Expense 0.00 5,356.25 3,000.00 (2,356.2 License & Fees 0.00 50.00 50.00 0.0 Property & Income taxes 0.00 2,130.72 2,100.00 (30.7 Debt Service 5,329.57 48,055.74 63,695.24 15,639.5 Total Administrative 5,469.56 92,789.39 106,875.24 14,085.6 REPAIRS & MAINTENANCE Maintenance - General 5,853.83 29,553.26 42,000.00 12,446.7 Maintenance - Exteriors (Major) 0.00 16,547.00 39,000.00 22,453.0 Pool 0.00 1,251.84 5,190.00 38,837.9 RECREATION Recreation Area 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 142.95 5,290.00 5,147.0 Landscape Contract 5,916.00 51,908.00 70,992.00	Insurance		0.00		34,502.00		35,000.00	498.00
Accounting	Office	3	9.99					35.32
Legal Expense	Accounting							300.00
License & Fees 0.00 50.00 50.00 0.00 Comprey & Income taxes 0.00 2,130.72 2,100.00 (30.7) Comprey & Income taxes 0.00 2,130.72 2,100.00 (30.7) Comprey & Income taxes 5,329.57 48,055.74 63,695.24 15,639.57 Compress Compre								(2,356.25)
Property & Income taxes 0.00								0.00
Debt Service								(30.72)
REPAIRS & MAINTENANCE Maintenance - General 5,853.83 29,553.26 42,000.00 12,446.7 Maintenance - Exteriors (Major) 0.00 16,547.00 39,000.00 22,453.0 Pool 0.00 1,251.84 5,190.00 39,837.9 Total Repairs & Maintenance 5,853.83 47,352.10 86,190.00 38,837.9 RECREATION Recreation Area 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 0.00 4,990.00 4,990.00 Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilities 2,537.34 116,273.25 161,460.00 45,180.0 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00								15,639.50
Maintenance - General 5,853.83 29,553.26 42,000.00 12,446.7 Maintenance - Exteriors (Major) 0.00 16,547.00 39,000.00 22,453.0 Pool 0.00 1,251.84 5,190.00 3,938.1 Total Repairs & Maintenance 5,853.83 47,352.10 86,190.00 38,837.9 RECREATION Recreation Area 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 0.00 4,990.00 4,990.0 Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Garbage 2,291.35 20,802.15 28,000.00	Total Administrative	5,46	9.56		92,789.39		106,875.24	14,085.85
Maintenance - General 5,853.83 29,553.26 42,000.00 12,446.7 Maintenance - Exteriors (Major) 0.00 16,547.00 39,000.00 22,453.0 Pool 0.00 1,251.84 5,190.00 3,938.1 Total Repairs & Maintenance 5,853.83 47,352.10 86,190.00 38,837.9 RECREATION Recreation Area 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 0.00 4,990.00 4,990.00 Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Gas 35.47 438.59 2,310.00 <td< td=""><td>DEDAIDO O MAINTENANOS</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	DEDAIDO O MAINTENANOS							
Maintenance - Exteriors (Major) 0.00 16,547.00 39,000.00 22,453.0 Pool 0.00 1,251.84 5,190.00 3,938.1 Total Repairs & Maintenance 5,853.83 47,352.10 86,190.00 38,837.9 RECREATION Recreation Area 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 0.00 4,990.00 4,990.0 4,990.0 Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract Trees & Other 5,916.00 51,908.00 70,992.00 19,084.0 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilities 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00					00 ==0 00		40.000.00	40 440 74
Pool 0.00 1,251.84 5,190.00 3,938.1 Total Repairs & Maintenance 5,853.83 47,352.10 86,190.00 38,837.9 RECREATION Recreation Area 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 0.00 4,990.00 4,990.0 4,990.0 Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilites 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00								
Total Repairs & Maintenance 5,853.83 47,352.10 86,190.00 38,837.9 RECREATION Recreation Area Fundraising Projects 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 0.00 4,990.00 4,990.00 4,990.0 Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract Trees & Other 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilities 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00								
RECREATION Recreation Area 0.00 142.95 300.00 157.0 Fundraising Projects 0.00 0.00 4,990.00 4,990.0 Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilities 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Pool		0.00		1,251.84	-	5,190.00	 3,938.16
Recreation Area Fundraising Projects 0.00 0.00 142.95 0.00 300.00 4,990.00 157.00 4,990.00 Total Recreation 0.00 142.95 5,290.00 5,147.00 LANDSCAPING Landscape Contract Trees & Other 5,916.00 1,810.00 51,908.00 5,518.88 70,992.00 19,084.00 19,084.00 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilities 2,537.34 116,273.25 161,460.00 45,170.0 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Total Repairs & Maintenance	5,85	3.83		47,352.10		86,190.00	 38,837.90
Fundraising Projects 0.00 0.00 4,990.00 4,990.00 Total Recreation 0.00 142.95 5,290.00 5,147.00 LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.7 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	RECREATION							
Total Recreation 0.00 142.95 5,290.00 5,147.0 LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.7 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Recreation Area				142.95		300.00	157.05
LANDSCAPING Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilities 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Fundraising Projects		0.00		0.00		4,990.00	4,990.00
Landscape Contract 5,916.00 51,908.00 70,992.00 19,084.0 Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.7 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Total Recreation		0.00		142.95		5,290.00	 5,147.05
Trees & Other 1,810.00 5,518.88 19,000.00 13,481.1 Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	LANDSCAPING							
Total Landscaping 7,726.00 57,426.88 89,992.00 32,565.1 UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Landscape Contract	5,91	6.00		51,908.00		70,992.00	19,084.00
UTILITIES Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Trees & Other	1,81	0.00		5,518.88		19,000.00	 13,481.12
Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	Total Landscaping	7,72	6.00		57,426.88		89,992.00	 32,565.12
Garbage 2,291.35 20,802.15 28,000.00 7,197.8 Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00	UTILITIES							
Electricity 210.52 2,352.87 3,150.00 797.1 Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00		2.29	1.35		20,802.15		28,000.00	7,197.85
Gas 35.47 438.59 2,310.00 1,871.4 Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilties 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00								797.13
Water & Sewer 0.00 92,679.64 128,000.00 35,320.3 Total Utilities 2,537.34 116,273.25 161,460.00 45,186.7 Reserve for Capital Improvement 0.00 0.00 45,170.00 45,170.00								1,871.41
Reserve for Capital Improvement								 35,320.36
	Total Utilties	2,53	7.34		116,273.25		161,460.00	45,186.75
TOTAL BUDGET EXPENSE \$ 21,586.73 \$ 313.984.57 \$ 494.977.24 \$ 180.992.6	Reserve for Capital Improvement		0.00		0.00		45,170.00	45,170.00
	TOTAL BUDGET EXPENSE	\$ 21,58	6.73	\$	313,984.57	\$	494,977.24	\$ 180,992.67