

RIVERWOOD HOA
Balance Sheet
As of July 31, 2024

	Jul 31, 24
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	171,523.93
US Bank - Operating Checking	30,343.15
Total Checking/Savings	201,867.08
Accounts Receivable	
Accounts Receivable	-7,600.55
Total Accounts Receivable	-7,600.55
Total Current Assets	194,266.53
Fixed Assets	
Property & Equipment	
Accumulated Depreciation	-1,947.00
Furniture & Fixtures	1,947.00
Replaced Roofs	606,283.20
Total Property & Equipment	606,283.20
Total Fixed Assets	606,283.20
TOTAL ASSETS	800,549.73
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P Northwest Bank	343,825.15
Total Long Term Liabilities	343,825.15
Total Liabilities	343,825.15
Equity	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	36,663.81
Net Income	17,636.43
Total Equity	456,724.58
TOTAL LIABILITIES & EQUITY	800,549.73

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Accrual Basis

RIVERWOOD HOA
Profit & Loss
July 2024

	Jul 24
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	46,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	579.93
Total OPERATING INCOMES	48,079.93
Total Income	48,079.93
Gross Profit	48,079.93
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	3,030.75
Licenses and Fees	45.50
Office	20.99
Total Administration	8,426.81
LANDSCAPE	
Contract/Year	4,893.00
Total LANDSCAPE	4,893.00
MAINTENANCE	
General Repairs	3,944.16
Major Repairs	17,282.00
Total MAINTENANCE	21,226.16
POOL	
Supplies	399.09
Total POOL	399.09
Recreation	
General	120.06
Rec. Room Cleaning	350.00
Total Recreation	470.06

RIVERWOOD HOA
Profit & Loss
July 2024

	Jul 24
Utiities	
Electricity	499.17
Garbage	3,553.10
Water	13,366.05
Total Utiities	17,418.32
Total OPERATING EXPENSES	52,833.44
Total Expense	52,833.44
Net Ordinary Income	-4,753.51
Net Income	-4,753.51

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Accrual Basis

RIVERWOOD HOA

Profit & Loss Budget Performance

July 2024

	Jul 24	Budget	Sep '23 - ...	YTD Bud...	Annual B...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	46,000.00	44,160.00	487,120.00	485,760.00	529,920.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	16,500.00	16,500.00	18,000.00
Interest and Other Income	579.93	400.00	12,138.45	4,400.00	4,800.00
Lost Income - Past Due Accounts	0.00	-480.00	0.00	-5,280.00	-5,760.00
Total OPERATING INCOMES	48,079.93	45,580.00	515,758.45	501,380.00	546,960.00
Total Income	48,079.93	45,580.00	515,758.45	501,380.00	546,960.00
Gross Profit	48,079.93	45,580.00	515,758.45	501,380.00	546,960.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	208.33	1,425.00	2,291.63	2,499.96
Debt Service	5,329.57	5,329.57	58,625.27	58,625.27	63,954.84
Income Tax	0.00		101.00		
Insurance	3,030.75	3,032.67	33,130.25	33,359.37	36,392.04
Legal Expenses	0.00	83.33	738.62	916.63	999.96
Licenses and Fees	45.50	4.17	146.50	45.87	50.04
Office	20.99	83.33	485.20	916.63	999.96
Taxes, Property	0.00	208.33	2,380.41	2,291.63	2,499.96
Total Administration	8,426.81	8,949.73	97,032.25	98,447.03	107,396.76
LANDSCAPE					
Contract/Year	4,893.00	4,893.00	53,251.00	53,823.00	58,716.00
Trees & Other Landscaping	0.00	1,750.00	20,260.00	19,250.00	21,000.00
Total LANDSCAPE	4,893.00	6,643.00	73,511.00	73,073.00	79,716.00
MAINTENANCE					
General Repairs	3,944.16	6,250.00	77,457.48	68,750.00	75,000.00
Major Repairs					
New Sliding & Painting, DW 20	0.00	2,916.67	0.00	32,083.37	35,000.04
Painting 12 Houses	0.00	1,166.67	3,672.00	12,833.37	14,000.04
Repave Driveway 40	0.00		0.00	0.00	0.00
Major Repairs - Other	17,282.00		38,192.00		
Total Major Repairs	17,282.00	4,083.34	41,864.00	44,916.74	49,000.08
Total MAINTENANCE	21,226.16	10,333.34	119,321.48	113,666.74	124,000.08

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Accrual Basis

RIVERWOOD HOA

Profit & Loss Budget Performance

July 2024

	Jul 24	Budget	Sep '23 - ...	YTD Bud...	Annual B...
POOL					
County Health Dept. License	0.00	50.00	450.00	550.00	600.00
Emergency Telephone	0.00	29.17	125.04	320.87	350.04
Labor	0.00	250.00	0.00	2,750.00	3,000.00
Misc. Repairs	0.00	700.00	7,865.28	7,700.00	8,400.00
Resurface (Paint) Pool	0.00		0.00	0.00	0.00
Supplies	399.09	250.00	987.21	2,750.00	3,000.00
Total POOL	399.09	1,279.17	9,427.53	14,070.87	15,350.04
Recreation					
General	120.06	25.00	139.55	275.00	300.00
Rec. Room Cleaning	350.00	66.67	404.25	733.37	800.04
Total Recreation	470.06	91.67	543.80	1,008.37	1,100.04
Utiities					
Electricity	499.17	275.00	2,970.41	3,025.00	3,300.00
Garbage	3,553.10	3,553.00	38,829.70	39,083.00	42,636.00
Gas	0.00	250.00	3,720.67	2,750.00	3,000.00
Water	13,366.05	11,375.00	152,603.36	125,125.00	136,500.00
Total Utiities	17,418.32	15,453.00	198,124.14	169,983.00	185,436.00
WEB Site Development	0.00	41.67	161.82	458.37	500.04
Total OPERATING EXPENSES	52,833.44	42,791.58	498,122.02	470,707.38	513,498.96
Total Expense	52,833.44	42,791.58	498,122.02	470,707.38	513,498.96
Net Ordinary Income	-4,753.51	2,788.42	17,636.43	30,672.62	33,461.04
Net Income	-4,753.51	2,788.42	17,636.43	30,672.62	33,461.04