

RIVERWOOD HOA
Balance Sheet
As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	172,037.83
US Bank - Operating Checking	9,960.40
Total Checking/Savings	181,998.23
Accounts Receivable	
Accounts Receivable	-23,800.55
Total Accounts Receivable	-23,800.55
Total Current Assets	158,197.68
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	764,480.88
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	-18,432.42
Total Equity	420,655.73
TOTAL LIABILITIES & EQUITY	764,480.88

RIVERWOOD HOA
Profit & Loss
August 2024

	Aug 24
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	46,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	513.90
Total OPERATING INCOMES	48,013.90
Total Income	48,013.90
Gross Profit	48,013.90
Expense	
OPERATING EXPENSES	
Administration	
Accounting	649.00
Debt Service	5,329.57
Insurance	3,030.75
Legal Expenses	616.64
Office	1.00
Total Administration	9,626.96
LANDSCAPE	
Contract/Year	4,893.00
Trees & Other Landscaping	740.00
Total LANDSCAPE	5,633.00
MAINTENANCE	
General Repairs	7,555.20
Major Repairs	
Painting 12 Houses	35,795.42
Total Major Repairs	35,795.42
Total MAINTENANCE	43,350.62
POOL	
Emergency Telephone	62.87
Supplies	458.55
Total POOL	521.42
Utilities	
Electricity	543.61
Garbage	4,015.00
Gas	703.73
Water	19,345.47
Total Utilities	24,607.81
WEB Site Development	342.94
Total OPERATING EXPENSES	84,082.75
Total Expense	84,082.75
Net Ordinary Income	-36,068.85
Net Income	-36,068.85

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09/06/24

Accrual Basis

RIVERWOOD HOA

Profit & Loss Budget Performance

August 2024

	Aug 24	Budget	Sep '23 - Aug ...	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	46,000.00	44,160.00	533,120.00	529,920.00	529,920.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	18,000.00	18,000.00	18,000.00
Interest and Other Income	513.90	400.00	12,652.35	4,800.00	4,800.00
Lost Income - Past Due Accts	0.00	-480.00	0.00	-5,760.00	-5,760.00
Total OPERATING INCOMES	48,013.90	45,580.00	563,772.35	546,960.00	546,960.00
Total Income	48,013.90	45,580.00	563,772.35	546,960.00	546,960.00
Gross Profit	48,013.90	45,580.00	563,772.35	546,960.00	546,960.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	649.00	208.33	2,074.00	2,499.96	2,499.96
Debt Service	5,329.57	5,329.57	63,954.84	63,954.84	63,954.84
Income Tax	0.00		101.00		
Insurance	3,030.75	3,032.67	36,161.00	36,392.04	36,392.04
Legal Expenses	616.64	83.33	1,355.26	999.96	999.96
Licenses and Fees	0.00	4.17	146.50	50.04	50.04
Office	1.00	83.33	486.20	999.96	999.96
Taxes, Property	0.00	208.33	2,380.41	2,499.96	2,499.96
Total Administration	9,626.96	8,949.73	106,659.21	107,396.76	107,396.76
LANDSCAPE					
Contract/Year	4,893.00	4,893.00	58,144.00	58,716.00	58,716.00
Trees & Other Landscaping	740.00	1,750.00	21,000.00	21,000.00	21,000.00
Total LANDSCAPE	5,633.00	6,643.00	79,144.00	79,716.00	79,716.00
MAINTENANCE					
General Repairs	7,555.20	6,250.00	85,012.68	75,000.00	75,000.00
Major Repairs					
New Sliding & Painting, DW 20	0.00	2,916.67	0.00	35,000.04	35,000.04
Painting 12 Houses	35,795.42	1,166.67	39,467.42	14,000.04	14,000.04
Repave Driveway 40	0.00		0.00	0.00	0.00
Major Repairs - Other	0.00		38,192.00		
Total Major Repairs	35,795.42	4,083.34	77,659.42	49,000.08	49,000.08
Total MAINTENANCE	43,350.62	10,333.34	162,672.10	124,000.08	124,000.08
POOL					
County Health Dept. License	0.00	50.00	450.00	600.00	600.00
Emergency Telephone	62.87	29.17	187.91	350.04	350.04
Labor	0.00	250.00	0.00	3,000.00	3,000.00
Misc. Repairs	0.00	700.00	7,865.28	8,400.00	8,400.00
Resurface (Paint) Pool	0.00		0.00	0.00	0.00
Supplies	458.55	250.00	1,445.76	3,000.00	3,000.00
Total POOL	521.42	1,279.17	9,948.95	15,350.04	15,350.04
Recreation					
General	0.00	25.00	139.55	300.00	300.00
Rec. Room Cleaning	0.00	66.67	404.25	800.04	800.04
Total Recreation	0.00	91.67	543.80	1,100.04	1,100.04
Utilities					
Electricity	543.61	275.00	3,514.02	3,300.00	3,300.00
Garbage	4,015.00	3,553.00	42,844.70	42,636.00	42,636.00
Gas	703.73	250.00	4,424.40	3,000.00	3,000.00
Water	19,345.47	11,375.00	171,948.83	136,500.00	136,500.00
Total Utilities	24,607.81	15,453.00	222,731.95	185,436.00	185,436.00

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09/06/24

Accrual Basis

RIVERWOOD HOA
Profit & Loss Budget Performance
August 2024

	Aug 24	Budget	Sep '23 - Aug ...	YTD Budget	Annual Budget
WEB Site Development	342.94	41.67	504.76	500.04	500.04
Total OPERATING EXPENSES	84,082.75	42,791.58	582,204.77	513,498.96	513,498.96
Total Expense	84,082.75	42,791.58	582,204.77	513,498.96	513,498.96
Net Ordinary Income	-36,068.85	2,788.42	-18,432.42	33,461.04	33,461.04
Net Income	-36,068.85	2,788.42	-18,432.42	33,461.04	33,461.04