

RIVERWOOD HOA
Balance Sheet
As of October 31, 2024

BALANCE SHEET		Oct 31, 24
ASSETS		
Current Assets		
Checking/Savings		
NW Bank - Reserves	147,537.54	
US Bank - Operating Checking	33,568.28	
Total Checking/Savings	181,105.82	
Accounts Receivable		
Accounts Receivable	-9,771.83	
Total Accounts Receivable	-9,771.83	
Total Current Assets	171,333.99	
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	777,617.19	
LIABILITIES & EQUITY		
Liabilities		
Long Term Liabilities		
N/P Northwest Bank	295,433.26	
Total Long Term Liabilities	295,433.26	
Total Liabilities	295,433.26	
Equity		
Opening Balance Equity	402,424.34	
Unrestricted Net Assets	66,623.28	
Net Income	13,136.31	
Total Equity	482,183.93	
TOTAL LIABILITIES & EQUITY	777,617.19	

RIVERWOOD HOA
Profit & Loss
October 2024

PROFIT and LOSS		Oct 24
Ordinary Income/Expense		
Income		
OPERATING INCOMES		
Fees		45,500.00
Garage Rentals (\$100 x 15 x12)		1,500.00
Interest and Other Income		2,025.00
Total OPERATING INCOMES		<u>49,025.00</u>
Total Income		<u>49,025.00</u>
Gross Profit		49,025.00
Expense		
OPERATING EXPENSES		
Administration		
Debt Service		5,329.57
Income Tax		878.00
Insurance		3,030.75
Office		<u>72.75</u>
Total Administration		9,311.07
LANDSCAPE		
Contract/Year		4,893.00
Trees & Other Landscaping		<u>2,613.00</u>
Total LANDSCAPE		7,506.00
POOL		
Emergency Telephone		62.92
Supplies		<u>119.85</u>
Total POOL		182.77
Recreation		
General		<u>270.00</u>
Total Recreation		270.00
Utiities		
Electricity		119.85
Garbage		4,015.00
Gas		968.32
Water		<u>21,357.79</u>
Total Utiities		<u>26,460.96</u>
Total OPERATING EXPENSES		<u>43,730.80</u>
Total Expense		<u>43,730.80</u>
Net Ordinary Income		<u>5,294.20</u>
Net Income		<u><u>5,294.20</u></u>

RIVERWOOD HOA
Profit & Loss Budget Performance
October 2024

	<u>Oct 24</u>	<u>Budget</u>	<u>Sep - Oct 24</u>	<u>YTD Budget</u>
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
Fees	45,500.00	46,000.00	92,480.00	92,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	3,000.00	3,000.00
Interest and Other Income	2,025.00	500.00	6,562.43	1,000.00
Lost Income - Past Due Accounts	0.00	-250.00	0.00	-500.00
Total OPERATING INCOMES	<u>49,025.00</u>	<u>47,750.00</u>	<u>102,042.43</u>	<u>95,500.00</u>
Total Income	<u>49,025.00</u>	<u>47,750.00</u>	<u>102,042.43</u>	<u>95,500.00</u>
Gross Profit	49,025.00	47,750.00	102,042.43	95,500.00
Expense				
OPERATING EXPENSES				
Administration				
Accounting	0.00	208.33	0.00	416.66
Debt Service	5,329.57	5,329.57	10,659.14	10,659.14
Income Tax	878.00	0.00	878.00	0.00
Insurance	3,030.75	3,032.66	6,061.50	6,065.32
Legal Expenses	0.00	83.33	628.50	166.66
Licenses and Fees	0.00	4.16	0.00	8.32
Office	72.75	83.33	72.75	166.66
Taxes, Property	0.00	2,500.00	0.00	2,500.00
Total Administration	<u>9,311.07</u>	<u>11,241.38</u>	<u>18,299.89</u>	<u>19,982.76</u>
LANDSCAPE				
Contract/Year	4,893.00	4,745.92	9,786.00	9,491.84
Trees & Other Landscaping	2,613.00	2,333.33	7,158.64	4,666.66
Total LANDSCAPE	<u>7,506.00</u>	<u>7,079.25</u>	<u>16,944.64</u>	<u>14,158.50</u>
MAINTENANCE				
General Repairs	0.00	5,000.00	1,200.00	10,000.00
Major Repairs				
New Siding & Painting, DW 20	0.00	0.00	0.00	0.00
Painting 12 Houses	0.00	2,916.66	0.00	5,833.32
Major Repairs - Other	0.00		0.00	
Total Major Repairs	<u>0.00</u>	<u>2,916.66</u>	<u>0.00</u>	<u>5,833.32</u>
Total MAINTENANCE	<u>0.00</u>	<u>7,916.66</u>	<u>1,200.00</u>	<u>15,833.32</u>
POOL				
County Health Dept. License	0.00	54.17	0.00	108.34
Emergency Telephone	62.92	31.25	125.84	62.50
Labor	0.00	291.67	0.00	583.34
Misc. Repairs	0.00	125.00	0.00	250.00
Supplies	119.85	166.66	202.70	333.32
Total POOL	<u>182.77</u>	<u>668.75</u>	<u>328.54</u>	<u>1,337.50</u>
Recreation				

RIVERWOOD HOA

Profit & Loss Budget Performance

October 2024

	Oct 24	Budget	Sep - Oct 24	YTD Budget
General	270.00	47.50	270.00	95.00
Rec. Room Cleaning	0.00	66.66	120.00	133.32
Total Recreation	270.00	114.16	390.00	228.32
Utilities				
Electricity	119.85	275.00	648.47	550.00
Garbage	4,015.00	4,015.00	8,030.00	8,030.00
Gas	968.32	250.00	1,850.78	500.00
Water	21,357.79	14,333.33	41,213.80	28,666.66
Total Utilities	26,460.96	18,873.33	51,743.05	37,746.66
WEB Site Development	0.00	41.66	0.00	83.32
Total OPERATING EXPENSES	43,730.80	45,935.19	88,906.12	89,370.38
Total Expense	43,730.80	45,935.19	88,906.12	89,370.38
Net Ordinary Income	5,294.20	1,814.81	13,136.31	6,129.62
Net Income	5,294.20	1,814.81	13,136.31	6,129.62