

RIVERWOOD HOA
Balance Sheet
As of November 30, 2024

Nov 30, 24

ASSETS

Current Assets

Checking/Savings

NW Bank - Reserves 147,987.23

US Bank - Operating Checking 36,725.14

Total Checking/Savings 184,712.37

Accounts Receivable

Accounts Receivable -13,002.24

Total Accounts Receivable -13,002.24

Total Current Assets 171,710.13

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 777,993.33

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 13,512.45

Total Equity 482,560.07

TOTAL LIABILITIES & EQUITY 777,993.33

RIVERWOOD HOA
Profit & Loss
November 2024

	<u>Nov 24</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	45,500.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	2,000.00
Total OPERATING INCOMES	<u>49,000.00</u>
Total Income	<u>49,000.00</u>
Gross Profit	49,000.00
Expense	
OPERATING EXPENSES	
Administration	
Accounting	1,425.00
Debt Service	5,329.57
Insurance	3,030.75
Legal Expenses	-1,251.81
Taxes, Property	2,481.73
Total Administration	11,015.24
LANDSCAPE	
Contract/Year	4,893.00
Total LANDSCAPE	4,893.00
MAINTENANCE	
General Repairs	16,488.89
Total MAINTENANCE	16,488.89
Recreation	
General	105.41
Total Recreation	105.41
Utiities	
Electricity	321.76
Garbage	4,030.00
Gas	257.90
Water	10,847.41
Total Utiities	15,457.07
WEB Site Development	53.94
Total OPERATING EXPENSES	<u>48,013.55</u>
Total Expense	<u>48,013.55</u>
Net Ordinary Income	986.45
Net Income	<u><u>986.45</u></u>

RIVERWOOD HOA

Profit & Loss Budget Performance

November 2024

	Nov 24	Budget	Sep - Nov 24	YTD Budget
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
Fees	45,500.00	46,000.00	137,480.00	138,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	4,400.00	4,500.00
Interest and Other Income	2,000.00	500.00	8,562.43	1,500.00
Lost Income - Past Due Accounts	0.00	-250.00	0.00	-750.00
Total OPERATING INCOMES	49,000.00	47,750.00	150,442.43	143,250.00
Total Income	49,000.00	47,750.00	150,442.43	143,250.00
Gross Profit	49,000.00	47,750.00	150,442.43	143,250.00
Expense				
OPERATING EXPENSES				
Administration				
Accounting	1,425.00	208.33	1,425.00	624.99
Debt Service	5,329.57	5,329.57	15,539.02	15,988.71
Income Tax	0.00	0.00	878.00	0.00
Insurance	3,030.75	3,032.66	9,092.25	9,097.98
Legal Expenses	-1,251.81	83.33	-623.31	249.99
Licenses and Fees	0.00	4.16	0.00	12.48
Office	0.00	83.33	72.75	249.99
Taxes, Property	2,481.73	0.00	2,481.73	2,500.00
Total Administration	11,015.24	8,741.38	28,865.44	28,724.14
LANDSCAPE				
Contract/Year	4,893.00	4,745.92	14,679.00	14,237.76
Trees & Other Landscaping	0.00	2,333.33	7,158.64	6,999.99
Total LANDSCAPE	4,893.00	7,079.25	21,837.64	21,237.75
MAINTENANCE				
General Repairs	16,488.89	5,000.00	17,688.89	15,000.00
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	8,749.98
Major Repairs - Other	0.00		0.00	
Total Major Repairs	0.00	2,916.66	0.00	8,749.98
Total MAINTENANCE	16,488.89	7,916.66	17,688.89	23,749.98
POOL				
County Health Dept. License	0.00	54.17	0.00	162.51
Emergency Telephone	0.00	31.25	125.84	93.75
Labor	0.00	291.67	0.00	875.01
Misc. Repairs	0.00	125.00	0.00	375.00
Supplies	0.00	166.66	202.70	499.98
Total POOL	0.00	668.75	328.54	2,006.25
Recreation				

RIVERWOOD HOA

Profit & Loss Budget Performance

November 2024

	Nov 24	Budget	Sep - Nov 24	YTD Budget
General	105.41	47.50	375.41	142.50
Rec. Room Cleaning	0.00	66.66	120.00	199.98
Total Recreation	105.41	114.16	495.41	342.48
Utilities				
Electricity	321.76	275.00	1,430.23	825.00
Garbage	4,030.00	4,015.00	12,060.00	12,045.00
Gas	257.90	250.00	2,108.68	750.00
Water	10,847.41	14,333.33	52,061.21	42,999.99
Total Utilities	15,457.07	18,873.33	67,660.12	56,619.99
WEB Site Development	53.94	41.66	53.94	124.98
Total OPERATING EXPENSES	48,013.55	43,435.19	136,929.98	132,805.57
Total Expense	48,013.55	43,435.19	136,929.98	132,805.57
Net Ordinary Income	986.45	4,314.81	13,512.45	10,444.43
Net Income	986.45	4,314.81	13,512.45	10,444.43