

RIVERWOOD HOA
Balance Sheet
As of January 31, 2025

Jan 31, 25

ASSETS

Current Assets

Checking/Savings

NW Bank - Reserves 134,139.30

US Bank - Operating Checking 35,899.07

Total Checking/Savings 170,038.37

Accounts Receivable

Accounts Receivable -12,917.88

Total Accounts Receivable -12,917.88

Total Current Assets 157,120.49

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 763,403.69

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 -1,077.19

Total Equity 467,970.43

TOTAL LIABILITIES & EQUITY 763,403.69

RIVERWOOD HOA

Profit & Loss

January 2025

Jan 25

Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	46,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	505.37
Total OPERATING INCOMES	48,005.37
Total Income	48,005.37
Gross Profit	48,005.37
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	3,030.75
Legal Expenses	-132.59
Licenses and Fees	50.00
Office	904.14
Total Administration	9,181.87
LANDSCAPE	
Contract/Year	10,030.00
Total LANDSCAPE	10,030.00
MAINTENANCE	
General Repairs	21,100.00
Total MAINTENANCE	21,100.00
Recreation	
General	27.58
Rec. Room Cleaning	120.00
Total Recreation	147.58
Utilities	
Electricity	339.93
Garbage	4,015.00
Gas	146.00
Water	12,513.45
Total Utilities	17,014.38
Total OPERATING EXPENSES	57,473.83
Total Expense	57,473.83
Net Ordinary Income	-9,468.46
Net Income	-9,468.46

RIVERWOOD HOA

Profit & Loss Budget Performance

January 2025

	Jan 25	Budget	Sep '24 - Jan 25	YTD Budget
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
Fees	46,000.00	46,000.00	228,480.00	230,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	7,400.00	7,500.00
Interest and Other Income	144.36	500.00	9,552.61	2,500.00
Lost Income - Past Due Accounts	0.00	-250.00	0.00	-1,250.00
Total OPERATING INCOMES	47,644.36	47,750.00	245,432.61	238,750.00
Total Income	47,644.36	47,750.00	245,432.61	238,750.00
Gross Profit	47,644.36	47,750.00	245,432.61	238,750.00
Expense				
OPERATING EXPENSES				
Administration				
Accounting	0.00	208.33	1,425.00	1,041.65
Debt Service	4,968.56	5,329.57	25,837.15	26,647.85
Income Tax	0.00		878.00	0.00
Insurance	3,030.75	3,032.66	15,153.75	15,163.30
Legal Expenses	-132.59	83.33	-1,552.00	416.65
Licenses and Fees	50.00	4.16	50.00	20.80
Office	904.14	83.33	1,110.38	416.65
Taxes, Property	0.00		2,481.73	2,500.00
Total Administration	8,820.86	8,741.38	45,384.01	46,206.90
LANDSCAPE				
Contract/Year	10,030.00	4,745.92	24,709.00	23,729.60
Trees & Other Landscaping	0.00	2,333.33	18,008.64	11,666.65
Total LANDSCAPE	10,030.00	7,079.25	42,717.64	35,396.25
MAINTENANCE				
General Repairs	21,100.00	5,000.00	38,788.89	25,000.00
Major Repairs				
New Sliding & Painting, DW 20	0.00		0.00	0.00
Painting 12 Houses	0.00	2,916.66	0.00	14,582.80
Major Repairs - Other	0.00	0.00	17,798.00	0.00
Total Major Repairs	0.00	2,916.66	17,798.00	14,582.80
Total MAINTENANCE	21,100.00	7,916.66	56,586.89	39,582.80
POOL				
County Health Dept. License	0.00	54.17	450.00	270.85
Emergency Telephone	0.00	31.25	125.84	156.25
Labor	0.00	291.67	0.00	1,458.35
Misc. Repairs	0.00	125.00	0.00	625.00
Supplies	0.00	166.66	202.70	833.30
Total POOL	0.00	668.75	778.54	3,343.75
Recreation				
General	27.58	47.50	402.58	237.50
Rec. Room Cleaning	120.00	66.66	360.00	333.30
Total Recreation	147.58	114.16	762.58	570.80

RIVERWOOD HOA
Profit & Loss Budget Performance
January 2025

	Jan 25	Budget	Sep '24 - Jan 25	YTD Budget
Utilities				
Electricity	339.93	275.00	2,038.96	1,375.00
Garbage	4,015.00	4,015.00	20,090.00	20,075.00
Gas	146.00	250.00	2,304.07	1,250.00
Water	12,513.45	14,333.33	75,793.17	71,666.65
Total Utiities	17,014.38	18,873.33	100,226.20	94,366.65
WEB Site Development	0.00	41.66	53.94	208.30
Total OPERATING EXPENSES	57,112.82	43,435.19	246,509.80	219,675.45
Total Expense	57,112.82	43,435.19	246,509.80	219,675.45
Net Ordinary Income	-9,468.46	4,314.81	-1,077.19	19,074.55
Net Income	-9,468.46	4,314.81	-1,077.19	19,074.55