

RIVERWOOD HOA
Profit & Loss
April 2025

	<u>Apr 25</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	50,600.00
Garage Rentals (\$100 x 15 x12)	1,600.00
Interest and Other Income	383.17
Total OPERATING INCOMES	<u>52,583.17</u>
Total Income	<u>52,583.17</u>
Gross Profit	52,583.17
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,612.81
Insurance	3,483.83
Total Administration	<u>9,096.64</u>
LANDSCAPE	
Contract/Year	5,137.00
Total LANDSCAPE	<u>5,137.00</u>
MAINTENANCE	
General Repairs	11,482.58
Major Repairs	
Painting 12 Houses	1,965.24
Total Major Repairs	<u>1,965.24</u>
Total MAINTENANCE	<u>13,447.82</u>
POOL	
Supplies	166.18
Total POOL	<u>166.18</u>
Recreation	
Rec. Room Cleaning	120.00
Total Recreation	<u>120.00</u>
Utiities	
Electricity	293.90
Garbage	4,015.00
Gas	90.73
Water	12,522.57
Total Utiities	<u>16,922.20</u>
WEB Site Development	<u>348.94</u>
Total OPERATING EXPENSES	<u>45,238.78</u>
Total Expense	<u>45,238.78</u>
Net Ordinary Income	<u>7,344.39</u>
Net Income	<u><u>7,344.39</u></u>

RIVERWOOD HOA
Balance Sheet
As of April 30, 2025

Apr 30, 25

ASSETS

Current Assets

Checking/Savings

NW Bank - Reserves 134,842.82

US Bank - Operating Checking 56,569.71

Total Checking/Savings 191,412.53

Accounts Receivable

Accounts Receivable -5,767.88

Total Accounts Receivable -5,767.88

Total Current Assets 185,644.65

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 791,927.85

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 27,446.97

Total Equity 496,494.59

TOTAL LIABILITIES & EQUITY 791,927.85

RIVERWOOD HOA

Profit & Loss Budget Performance

April 2025

	<u>Apr 25</u>	<u>Budget</u>	<u>Sep '24 - Apr 25</u>	<u>YTD Budget</u>
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
Fees	50,600.00	50,600.00	376,680.00	377,200.00
Garage Rentals (\$100 x 15 x12)	1,600.00	1,500.00	11,900.00	12,000.00
Interest and Other Income	383.17	500.00	10,950.38	4,000.00
Lost Income - Past Due Accounts	0.00	-375.00	0.00	-3,000.00
Total OPERATING INCOMES	<u>52,583.17</u>	<u>52,225.00</u>	<u>399,530.38</u>	<u>390,200.00</u>
Total Income	<u>52,583.17</u>	<u>52,225.00</u>	<u>399,530.38</u>	<u>390,200.00</u>
Gross Profit	52,583.17	52,225.00	399,530.38	390,200.00
Expense				
OPERATING EXPENSES				
Administration				
Accounting	0.00	208.33	1,425.00	1,666.64
Debt Service	5,612.81	5,612.81	43,036.59	43,203.04
Income Tax	0.00		878.00	0.00
Insurance	3,483.83	2,934.75	24,505.16	23,478.00
Legal Expenses	0.00	83.33	-912.60	666.64
Licenses and Fees	0.00	4.16	50.00	33.28
Office	0.00	83.33	1,175.98	666.64
Taxes, Property	0.00		2,558.48	2,500.00
Total Administration	<u>9,096.64</u>	<u>8,926.71</u>	<u>72,716.61</u>	<u>72,214.24</u>
LANDSCAPE				
Contract/Year	5,137.00	5,291.00	40,120.00	42,328.00
Trees & Other Landscaping	0.00	2,500.00	19,508.64	20,000.00
Total LANDSCAPE	<u>5,137.00</u>	<u>7,791.00</u>	<u>59,628.64</u>	<u>62,328.00</u>
MAINTENANCE				
General Repairs	11,482.58	5,833.33	72,297.58	46,666.64
Major Repairs				
New Siding & Painting, DW 20	0.00		0.00	0.00
Painting 12 Houses	1,965.24	2,916.66	1,965.24	23,332.78
Major Repairs - Other	0.00	0.00	17,798.00	0.00
Total Major Repairs	<u>1,965.24</u>	<u>2,916.66</u>	<u>19,763.24</u>	<u>23,332.78</u>
Total MAINTENANCE	<u>13,447.82</u>	<u>8,749.99</u>	<u>92,060.82</u>	<u>69,999.42</u>
POOL				
County Health Dept. License	0.00	54.17	450.00	433.36
Emergency Telephone	0.00	31.25	125.84	250.00
Labor	0.00	291.67	0.00	2,333.36
Misc. Repairs	0.00	125.00	0.00	1,000.00
Supplies	166.18	166.66	368.88	1,333.28
Total POOL	<u>166.18</u>	<u>668.75</u>	<u>944.72</u>	<u>5,350.00</u>
Recreation				

RIVERWOOD HOA

Profit & Loss Budget Performance

April 2025

	<u>Apr 25</u>	<u>Budget</u>	<u>Sep '24 - Apr 25</u>	<u>YTD Budget</u>
General	0.00	55.83	402.58	446.64
Rec. Room Cleaning	120.00	66.66	360.00	533.28
Total Recreation	120.00	122.49	762.58	979.92
Utilities				
Electricity	293.90	275.00	2,972.96	2,200.00
Garbage	4,015.00	4,015.00	32,135.00	32,120.00
Gas	90.73	250.00	2,590.41	2,000.00
Water	12,522.57	14,333.33	107,573.79	114,666.64
Total Utilities	16,922.20	18,873.33	145,272.16	150,986.64
WEB Site Development	348.94	41.66	697.88	333.28
Total OPERATING EXPENSES	45,238.78	45,173.93	372,083.41	362,191.50
Total Expense	45,238.78	45,173.93	372,083.41	362,191.50
Net Ordinary Income	7,344.39	7,051.07	27,446.97	28,008.50
Net Income	7,344.39	7,051.07	27,446.97	28,008.50

RIVERWOOD HOA

Profit & Loss Budget Performance

April 2025

	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	579,600.00
Garage Rentals (\$100 x 15 x12)	18,000.00
Interest and Other Income	6,000.00
Lost Income - Past Due Accounts	-4,500.00
Total OPERATING INCOMES	<u>599,100.00</u>
Total Income	<u>599,100.00</u>
Gross Profit	599,100.00
Expense	
OPERATING EXPENSES	
Administration	
Accounting	2,499.96
Debt Service	65,654.28
Income Tax	0.00
Insurance	35,217.00
Legal Expenses	999.96
Licenses and Fees	49.92
Office	999.96
Taxes, Property	2,500.00
Total Administration	<u>107,921.08</u>
LANDSCAPE	
Contract/Year	63,492.00
Trees & Other Landscaping	30,000.00
Total LANDSCAPE	<u>93,492.00</u>
MAINTENANCE	
General Repairs	69,999.96
Major Repairs	
New Siding & Painting, DW 20	0.00
Painting 12 Houses	34,999.42
Major Repairs - Other	0.00
Total Major Repairs	<u>34,999.42</u>
Total MAINTENANCE	<u>104,999.38</u>
POOL	
County Health Dept. License	650.04
Emergency Telephone	375.00
Labor	3,500.04
Misc. Repairs	1,500.00
Supplies	1,999.92
Total POOL	<u>8,025.00</u>
Recreation	

RIVERWOOD HOA
Profit & Loss Budget Performance
April 2025

	Annual Budget
General	669.96
Rec. Room Cleaning	799.92
Total Recreation	1,469.88
Utilities	
Electricity	3,300.00
Garbage	48,180.00
Gas	3,000.00
Water	171,999.96
Total Utilities	226,479.96
WEB Site Development	499.92
Total OPERATING EXPENSES	542,887.22
Total Expense	542,887.22
Net Ordinary Income	56,212.78
Net Income	56,212.78