

**RIVERWOOD HOA**  
**Profit & Loss**  
**June 2025**

|                                 | <u>Jun 25</u>           |
|---------------------------------|-------------------------|
| Ordinary Income/Expense         |                         |
| Income                          |                         |
| OPERATING INCOMES               |                         |
| Fees                            | 50,600.00               |
| Garage Rentals (\$100 x 15 x12) | 1,500.00                |
| Interest and Other Income       | 438.20                  |
| Total OPERATING INCOMES         | <u>52,538.20</u>        |
| Total Income                    | <u>52,538.20</u>        |
| Gross Profit                    | 52,538.20               |
| Expense                         |                         |
| OPERATING EXPENSES              |                         |
| Administration                  |                         |
| Debt Service                    | 5,612.81                |
| Insurance                       | 2,836.88                |
| Total Administration            | <u>8,449.69</u>         |
| LANDSCAPE                       |                         |
| Contract/Year                   | 5,137.00                |
| Trees & Other Landscaping       | 2,785.00                |
| Total LANDSCAPE                 | <u>7,922.00</u>         |
| MAINTENANCE                     |                         |
| General Repairs                 | 5,461.55                |
| Major Repairs                   |                         |
| Painting 12 Houses              | 5,205.84                |
| Total Major Repairs             | <u>5,205.84</u>         |
| Total MAINTENANCE               | 10,667.39               |
| POOL                            |                         |
| Supplies                        | 132.41                  |
| Total POOL                      | <u>132.41</u>           |
| Recreation                      |                         |
| General                         | 41.48                   |
| Total Recreation                | <u>41.48</u>            |
| Utiities                        |                         |
| Electricity                     | 411.52                  |
| Garbage                         | 4,015.00                |
| Gas                             | 216.01                  |
| Water                           | 9,864.76                |
| Total Utiities                  | <u>14,507.29</u>        |
| Total OPERATING EXPENSES        | <u>41,720.26</u>        |
| Total Expense                   | <u>41,720.26</u>        |
| Net Ordinary Income             | <u>10,817.94</u>        |
| Net Income                      | <u><u>10,817.94</u></u> |

**RIVERWOOD HOA**  
**Balance Sheet**  
**As of June 30, 2025**

Jun 30, 25

**ASSETS**

**Current Assets**

**Checking/Savings**

NW Bank - Reserves 162,620.97

US Bank - Operating Checking 59,545.74

**Total Checking/Savings 222,166.71**

**Accounts Receivable**

Accounts Receivable -1,993.88

**Total Accounts Receivable -1,993.88**

**Total Current Assets 220,172.83**

**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 826,456.03**

**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 61,975.15

**Total Equity 531,022.77**

**TOTAL LIABILITIES & EQUITY 826,456.03**

# RIVERWOOD HOA

## Profit & Loss Budget Performance

June 2025

|                                 | Jun 25           | Budget           | Sep '24 - Jun 25  | YTD Budget        |
|---------------------------------|------------------|------------------|-------------------|-------------------|
| Ordinary Income/Expense         |                  |                  |                   |                   |
| Income                          |                  |                  |                   |                   |
| <b>OPERATING INCOMES</b>        |                  |                  |                   |                   |
| Capital Improvement Fund        | 0.00             |                  | 10,000.00         |                   |
| Fees                            | 50,600.00        | 50,600.00        | 478,426.00        | 478,400.00        |
| Garage Rentals (\$100 x 15 x12) | 1,500.00         | 1,500.00         | 14,900.00         | 15,000.00         |
| Interest and Other Income       | 438.20           | 500.00           | 3,753.53          | 5,000.00          |
| Lost Income - Past Due Accounts | 0.00             | -375.00          | 0.00              | -3,750.00         |
| <b>Total OPERATING INCOMES</b>  | <b>52,538.20</b> | <b>52,225.00</b> | <b>507,079.53</b> | <b>494,650.00</b> |
| <b>Total Income</b>             | <b>52,538.20</b> | <b>52,225.00</b> | <b>507,079.53</b> | <b>494,650.00</b> |
| <b>Gross Profit</b>             | <b>52,538.20</b> | <b>52,225.00</b> | <b>507,079.53</b> | <b>494,650.00</b> |
| Expense                         |                  |                  |                   |                   |
| <b>OPERATING EXPENSES</b>       |                  |                  |                   |                   |
| Administration                  |                  |                  |                   |                   |
| Accounting                      | 0.00             | 208.33           | 1,452.00          | 2,083.30          |
| Debt Service                    | 5,612.81         | 5,612.81         | 54,262.21         | 54,428.66         |
| Income Tax                      | 0.00             |                  | 878.00            | 0.00              |
| Insurance                       | 2,836.88         | 2,934.75         | 30,178.87         | 29,347.50         |
| Legal Expenses                  | 0.00             | 83.33            | -912.60           | 833.30            |
| Licenses and Fees               | 0.00             | 4.16             | 50.00             | 41.60             |
| Office                          | 0.00             | 83.33            | 1,195.98          | 833.30            |
| Taxes, Property                 | 0.00             |                  | 2,558.48          | 2,500.00          |
| <b>Total Administration</b>     | <b>8,449.69</b>  | <b>8,926.71</b>  | <b>89,662.94</b>  | <b>90,067.66</b>  |
| <b>LANDSCAPE</b>                |                  |                  |                   |                   |
| Contract/Year                   | 5,137.00         | 5,291.00         | 50,394.00         | 52,910.00         |
| Trees & Other Landscaping       | 2,785.00         | 2,500.00         | 22,293.64         | 25,000.00         |
| <b>Total LANDSCAPE</b>          | <b>7,922.00</b>  | <b>7,791.00</b>  | <b>72,687.64</b>  | <b>77,910.00</b>  |
| <b>MAINTENANCE</b>              |                  |                  |                   |                   |
| General Repairs                 | 5,461.55         | 5,833.33         | 74,614.70         | 58,333.30         |
| Major Repairs                   |                  |                  |                   |                   |
| New Siding & Painting, DW 20    | 0.00             |                  | 0.00              | 0.00              |
| Painting 12 Houses              | 5,205.84         | 2,916.66         | 7,171.08          | 29,166.10         |
| Major Repairs - Other           | 0.00             | 0.00             | 17,798.00         | 0.00              |
| <b>Total Major Repairs</b>      | <b>5,205.84</b>  | <b>2,916.66</b>  | <b>24,969.08</b>  | <b>29,166.10</b>  |
| <b>Total MAINTENANCE</b>        | <b>10,667.39</b> | <b>8,749.99</b>  | <b>99,583.78</b>  | <b>87,499.40</b>  |
| <b>POOL</b>                     |                  |                  |                   |                   |
| County Health Dept. License     | 0.00             | 54.17            | 450.00            | 541.70            |
| Emergency Telephone             | 0.00             | 31.25            | 125.84            | 312.50            |
| Labor                           | 0.00             | 291.67           | 800.00            | 2,916.70          |
| Misc. Repairs                   | 0.00             | 125.00           | 3,800.00          | 1,250.00          |
| Supplies                        | 132.41           | 166.66           | 2,262.53          | 1,666.60          |
| <b>Total POOL</b>               | <b>132.41</b>    | <b>668.75</b>    | <b>7,438.37</b>   | <b>6,687.50</b>   |

# RIVERWOOD HOA

## Profit & Loss Budget Performance

June 2025

|                                 | <u>Jun 25</u>           | <u>Budget</u>          | <u>Sep '24 - Jun 25</u> | <u>YTD Budget</u>       |
|---------------------------------|-------------------------|------------------------|-------------------------|-------------------------|
| <b>Recreation</b>               |                         |                        |                         |                         |
| General                         | 41.48                   | 55.83                  | 444.06                  | 558.30                  |
| Rec. Room Cleaning              | 0.00                    | 66.66                  | 360.00                  | 666.60                  |
| <b>Total Recreation</b>         | <u>41.48</u>            | <u>122.49</u>          | <u>804.06</u>           | <u>1,224.90</u>         |
| <b>Utiities</b>                 |                         |                        |                         |                         |
| Electricity                     | 411.52                  | 275.00                 | 3,646.83                | 2,750.00                |
| Garbage                         | 4,015.00                | 4,015.00               | 40,180.00               | 40,150.00               |
| Gas                             | 216.01                  | 250.00                 | 2,848.73                | 2,500.00                |
| Water                           | 9,864.76                | 14,333.33              | 127,500.21              | 143,333.30              |
| <b>Total Utiities</b>           | <u>14,507.29</u>        | <u>18,873.33</u>       | <u>174,175.77</u>       | <u>188,733.30</u>       |
| <b>WEB Site Development</b>     | <u>0.00</u>             | <u>41.66</u>           | <u>751.82</u>           | <u>416.60</u>           |
| <b>Total OPERATING EXPENSES</b> | <u>41,720.26</u>        | <u>45,173.93</u>       | <u>445,104.38</u>       | <u>452,539.36</u>       |
| <b>Total Expense</b>            | <u>41,720.26</u>        | <u>45,173.93</u>       | <u>445,104.38</u>       | <u>452,539.36</u>       |
| <b>Net Ordinary Income</b>      | <u>10,817.94</u>        | <u>7,051.07</u>        | <u>61,975.15</u>        | <u>42,110.64</u>        |
| <b>Net Income</b>               | <u><u>10,817.94</u></u> | <u><u>7,051.07</u></u> | <u><u>61,975.15</u></u> | <u><u>42,110.64</u></u> |

# RIVERWOOD HOA

## Profit & Loss Budget Performance

June 2025

|                                 | <u>Annual Budget</u> |
|---------------------------------|----------------------|
| Ordinary Income/Expense         |                      |
| Income                          |                      |
| <b>OPERATING INCOMES</b>        |                      |
| Capital Improvement Fund        |                      |
| 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            |
| <b>Total OPERATING INCOMES</b>  | <u>599,100.00</u>    |
| <b>Total Income</b>             | <u>599,100.00</u>    |
| <b>Gross Profit</b>             | <u>599,100.00</u>    |
| Expense                         |                      |
| <b>OPERATING EXPENSES</b>       |                      |
| 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             |
| <b>Total Administration</b>     | <u>107,921.08</u>    |
| <b>LANDSCAPE</b>                |                      |
| Contract/Year                   | 63,492.00            |
| Trees & Other Landscaping       | 30,000.00            |
| <b>Total LANDSCAPE</b>          | <u>93,492.00</u>     |
| <b>MAINTENANCE</b>              |                      |
| 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                 |
| <b>Total Major Repairs</b>      | <u>34,999.42</u>     |
| <b>Total MAINTENANCE</b>        | <u>104,999.38</u>    |
| <b>POOL</b>                     |                      |
| County Health Dept. License     | 650.04               |
| Emergency Telephone             | 375.00               |
| Labor                           | 3,500.04             |
| Misc. Repairs                   | 1,500.00             |
| Supplies                        | 1,999.92             |
| <b>Total POOL</b>               | <u>8,025.00</u>      |

**RIVERWOOD HOA**  
**Profit & Loss Budget Performance**  
**June 2025**

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