

RIVERWOOD HOA
Profit & Loss
July 2025

	<u>Jul 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	1,261.92
Total OPERATING INCOMES	<u>53,361.92</u>
Total Income	<u>53,361.92</u>
Gross Profit	53,361.92
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,612.81
Insurance	2,836.83
Total Administration	<u>8,449.64</u>
LANDSCAPE	
Contract/Year	5,137.00
Trees & Other Landscaping	-142.22
Total LANDSCAPE	<u>4,994.78</u>
MAINTENANCE	
General Repairs	20,312.53
Major Repairs	
Painting 12 Houses	3,240.00
Total Major Repairs	<u>3,240.00</u>
Total MAINTENANCE	<u>23,552.53</u>
Recreation	
General	179.35
Rec. Room Cleaning	120.00
Total Recreation	<u>299.35</u>
Utiities	
Electricity	608.10
Garbage	4,015.00
Gas	1,145.46
Water	13,421.39
Total Utiities	<u>19,189.95</u>
Total OPERATING EXPENSES	<u>56,486.25</u>
Total Expense	<u>56,486.25</u>
Net Ordinary Income	<u>-3,124.33</u>
Net Income	<u><u>-3,124.33</u></u>

RIVERWOOD HOA
Balance Sheet
As of July 31, 2025

Jul 31, 25

ASSETS

Current Assets

Checking/Savings

NW Bank - Reserves 173,050.42

US Bank - Operating Checking 57,905.08

Total Checking/Savings 230,955.50

Accounts Receivable

Accounts Receivable -13,922.95

Total Accounts Receivable -13,922.95

Total Current Assets 217,032.55

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 823,315.75

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 58,834.87

Total Equity 527,882.49

TOTAL LIABILITIES & EQUITY 823,315.75

RIVERWOOD HOA

Profit & Loss Budget Performance

July 2025

	Jul 25	Budget	Sep '24 - Jul 25	YTD Budget
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
Capital Improvement Fund	0.00		10,000.00	
Fees	50,600.00	50,600.00	529,026.00	529,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	16,400.00	16,500.00
Interest and Other Income	1,261.92	500.00	5,015.45	5,500.00
Lost Income - Past Due Accounts	0.00	-375.00	0.00	-4,125.00
Total OPERATING INCOMES	53,361.92	52,225.00	560,441.45	546,875.00
Total Income	53,361.92	52,225.00	560,441.45	546,875.00
Gross Profit	53,361.92	52,225.00	560,441.45	546,875.00
Expense				
OPERATING EXPENSES				
Administration				
Accounting	0.00	208.33	1,452.00	2,291.63
Debt Service	5,612.81	5,612.81	59,875.02	60,041.47
Income Tax	0.00		878.00	0.00
Insurance	2,836.83	2,934.75	33,015.65	32,282.25
Legal Expenses	0.00	83.33	-912.60	916.63
Licenses and Fees	0.00	4.16	50.00	45.76
Office	0.00	83.33	1,211.98	916.63
Taxes, Property	0.00		2,558.48	2,500.00
Total Administration	8,449.64	8,926.71	98,128.53	98,994.37
LANDSCAPE				
Contract/Year	5,137.00	5,291.00	55,531.00	58,201.00
Trees & Other Landscaping	-142.22	2,500.00	22,151.42	27,500.00
Total LANDSCAPE	4,994.78	7,791.00	77,682.42	85,701.00
MAINTENANCE				
General Repairs	20,312.53	5,833.33	94,927.23	64,166.63
Major Repairs				
New Siding & Painting, DW 20	0.00		0.00	0.00
Painting 12 Houses	3,240.00	2,916.66	10,411.08	32,082.76
Major Repairs - Other	0.00	0.00	17,798.00	0.00
Total Major Repairs	3,240.00	2,916.66	28,209.08	32,082.76
Total MAINTENANCE	23,552.53	8,749.99	123,136.31	96,249.39
POOL				
County Health Dept. License	0.00	54.17	450.00	595.87
Emergency Telephone	0.00	31.25	125.84	343.75
Labor	0.00	291.67	800.00	3,208.37
Misc. Repairs	0.00	125.00	3,800.00	1,375.00
Supplies	0.00	166.66	2,262.53	1,833.26
Total POOL	0.00	668.75	7,438.37	7,356.25

RIVERWOOD HOA

Profit & Loss Budget Performance

July 2025

	<u>Jul 25</u>	<u>Budget</u>	<u>Sep '24 - Jul 25</u>	<u>YTD Budget</u>
Recreation				
General	179.35	55.83	623.41	614.13
Rec. Room Cleaning	120.00	66.66	480.00	733.26
Total Recreation	<u>299.35</u>	<u>122.49</u>	<u>1,103.41</u>	<u>1,347.39</u>
Utiities				
Electricity	608.10	275.00	4,254.93	3,025.00
Garbage	4,015.00	4,015.00	44,195.00	44,165.00
Gas	1,145.46	250.00	3,994.19	2,750.00
Water	13,421.39	14,333.33	140,921.60	157,666.63
Total Utiities	<u>19,189.95</u>	<u>18,873.33</u>	<u>193,365.72</u>	<u>207,606.63</u>
WEB Site Development	<u>0.00</u>	<u>41.66</u>	<u>751.82</u>	<u>458.26</u>
Total OPERATING EXPENSES	<u>56,486.25</u>	<u>45,173.93</u>	<u>501,606.58</u>	<u>497,713.29</u>
Total Expense	<u>56,486.25</u>	<u>45,173.93</u>	<u>501,606.58</u>	<u>497,713.29</u>
Net Ordinary Income	<u>-3,124.33</u>	<u>7,051.07</u>	<u>58,834.87</u>	<u>49,161.71</u>
Net Income	<u><u>-3,124.33</u></u>	<u><u>7,051.07</u></u>	<u><u>58,834.87</u></u>	<u><u>49,161.71</u></u>

RIVERWOOD HOA

Profit & Loss Budget Performance

July 2025

	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
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
Total OPERATING INCOMES	<u>599,100.00</u>
Total Income	<u>599,100.00</u>
Gross Profit	<u>599,100.00</u>
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>

RIVERWOOD HOA
Profit & Loss Budget Performance
July 2025

	Annual Budget
Recreation	
General	669.96
Rec. Room Cleaning	799.92
Total Recreation	1,469.88
Utiities	
Electricity	3,300.00
Garbage	48,180.00
Gas	3,000.00
Water	171,999.96
Total Utiities	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