

RIVERWOOD HOA

Profit & Loss

August 2025

	<u>Aug 25</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Capital Improvement Fund	6,000.00
Fees	49,520.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	433.69
Total OPERATING INCOMES	<u>57,453.69</u>
Total Income	<u>57,453.69</u>
Gross Profit	57,453.69
Expense	
OPERATING EXPENSES	
Administration	
Accounting	999.00
Debt Service	5,612.81
Insurance	2,836.83
Office	37.68
Total Administration	<u>9,486.32</u>
LANDSCAPE	
Contract/Year	5,137.00
Trees & Other Landscaping	3,003.00
Total LANDSCAPE	<u>8,140.00</u>
MAINTENANCE	
General Repairs	368.96
Major Repairs	
Painting 12 Houses	24,593.00
Total Major Repairs	<u>24,593.00</u>
Total MAINTENANCE	<u>24,961.96</u>
POOL	
Emergency Telephone	407.85
Total POOL	<u>407.85</u>
Recreation	
General	63.37
Total Recreation	<u>63.37</u>
Utiities	
Electricity	586.06
Garbage	4,015.00
Gas	1,058.85
Water	18,006.17
Total Utiities	<u>23,666.08</u>
Total OPERATING EXPENSES	<u>66,725.58</u>
Total Expense	<u>66,725.58</u>
Net Ordinary Income	<u>-9,271.89</u>
Net Income	<u><u>-9,271.89</u></u>

RIVERWOOD HOA
Balance Sheet
As of August 31, 2025

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	173,464.75
US Bank - Operating Checking	49,134.50
Total Checking/Savings	<u>222,599.25</u>
Accounts Receivable	
Accounts Receivable	-16,838.59
Total Accounts Receivable	<u>-16,838.59</u>
Other Current Assets	
Undeposited Funds	2,000.00
Total Other Current Assets	<u>2,000.00</u>
Total Current Assets	207,760.66
Fixed Assets	
Property & Equipment	
Accumulated Depreciation	-1,947.00
Furniture & Fixtures	1,947.00
Replaced Roofs	606,283.20
Total Property & Equipment	<u>606,283.20</u>
Total Fixed Assets	<u>606,283.20</u>
TOTAL ASSETS	<u>814,043.86</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P Northwest Bank	295,433.26
Total Long Term Liabilities	<u>295,433.26</u>
Total Liabilities	295,433.26
Equity	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	66,623.28
Net Income	49,562.98
Total Equity	<u>518,610.60</u>
TOTAL LIABILITIES & EQUITY	<u>814,043.86</u>

RIVERWOOD HOA

Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	Sep '24 - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Capital Improvement Fund	6,000.00		16,000.00		
Fees	49,520.00	50,600.00	578,546.00	579,600.00	579,600.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	17,900.00	18,000.00	18,000.00
Interest and Other Income	433.69	500.00	5,449.14	6,000.00	6,000.00
Lost Income - Past Due Accounts	0.00	-375.00	0.00	-4,500.00	-4,500.00
Total OPERATING INCOMES	57,453.69	52,225.00	617,895.14	599,100.00	599,100.00
Total Income	57,453.69	52,225.00	617,895.14	599,100.00	599,100.00
Gross Profit	57,453.69	52,225.00	617,895.14	599,100.00	599,100.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	999.00	208.33	2,451.00	2,499.96	2,499.96
Debt Service	5,612.81	5,612.81	65,487.83	65,654.28	65,654.28
Income Tax	0.00		878.00	0.00	0.00
Insurance	2,836.83	2,934.75	35,852.48	35,217.00	35,217.00
Legal Expenses	0.00	83.33	-912.60	999.96	999.96
Licenses and Fees	0.00	4.16	50.00	49.92	49.92
Office	37.68	83.33	1,249.66	999.96	999.96
Taxes, Property	0.00		2,558.48	2,500.00	2,500.00
Total Administration	9,486.32	8,926.71	107,614.85	107,921.08	107,921.08
LANDSCAPE					
Contract/Year	5,137.00	5,291.00	60,668.00	63,492.00	63,492.00
Trees & Other Landscaping	3,003.00	2,500.00	25,154.42	30,000.00	30,000.00
Total LANDSCAPE	8,140.00	7,791.00	85,822.42	93,492.00	93,492.00
MAINTENANCE					
General Repairs	368.96	5,833.33	95,296.19	69,999.96	69,999.96
Major Repairs					

RIVERWOOD HOA
Profit & Loss Budget Performance
August 2025

	<u>Aug 25</u>	<u>Budget</u>	<u>Sep '24 - Aug 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
New Siding & Painting, DW 20	0.00		0.00	0.00	0.00
Painting 12 Houses	24,593.00	2,916.66	35,004.08	34,999.42	34,999.42
Major Repairs - Other	0.00	0.00	17,798.00	0.00	0.00
Total Major Repairs	<u>24,593.00</u>	<u>2,916.66</u>	<u>52,802.08</u>	<u>34,999.42</u>	<u>34,999.42</u>
Total MAINTENANCE	24,961.96	8,749.99	148,098.27	104,999.38	104,999.38
POOL					
County Health Dept. License	0.00	54.17	450.00	650.04	650.04
Emergency Telephone	407.85	31.25	533.69	375.00	375.00
Labor	0.00	291.67	800.00	3,500.04	3,500.04
Misc. Repairs	0.00	125.00	3,800.00	1,500.00	1,500.00
Supplies	0.00	166.66	2,262.53	1,999.92	1,999.92
Total POOL	<u>407.85</u>	<u>668.75</u>	<u>7,846.22</u>	<u>8,025.00</u>	<u>8,025.00</u>
Recreation					
General	63.37	55.83	686.78	669.96	669.96
Rec. Room Cleaning	0.00	66.66	480.00	799.92	799.92
Total Recreation	<u>63.37</u>	<u>122.49</u>	<u>1,166.78</u>	<u>1,469.88</u>	<u>1,469.88</u>
Utiities					
Electricity	586.06	275.00	4,840.99	3,300.00	3,300.00
Garbage	4,015.00	4,015.00	48,210.00	48,180.00	48,180.00
Gas	1,058.85	250.00	5,053.04	3,000.00	3,000.00
Water	18,006.17	14,333.33	158,927.77	171,999.96	171,999.96
Total Utiities	<u>23,666.08</u>	<u>18,873.33</u>	<u>217,031.80</u>	<u>226,479.96</u>	<u>226,479.96</u>
WEB Site Development	0.00	41.66	751.82	499.92	499.92
Total OPERATING EXPENSES	<u>66,725.58</u>	<u>45,173.93</u>	<u>568,332.16</u>	<u>542,887.22</u>	<u>542,887.22</u>
Total Expense	<u>66,725.58</u>	<u>45,173.93</u>	<u>568,332.16</u>	<u>542,887.22</u>	<u>542,887.22</u>
Net Ordinary Income	<u>-9,271.89</u>	<u>7,051.07</u>	<u>49,562.98</u>	<u>56,212.78</u>	<u>56,212.78</u>
Net Income	<u><u>-9,271.89</u></u>	<u><u>7,051.07</u></u>	<u><u>49,562.98</u></u>	<u><u>56,212.78</u></u>	<u><u>56,212.78</u></u>