

# RIVERWOOD HOA

## Profit & Loss Budget Performance

### October 2025

|                                 | Oct 25    | Budget    | Sep - Oct 25 | YTD Budget | Annual Budget |
|---------------------------------|-----------|-----------|--------------|------------|---------------|
| Ordinary Income/Expense         |           |           |              |            |               |
| Income                          |           |           |              |            |               |
| OPERATING INCOMES               |           |           |              |            |               |
| Fees                            | 50,600.00 | 50,600.00 | 100,650.00   | 101,200.00 | 634,800.00    |
| Garage Rentals (\$100 x 15 )    | 1,500.00  | 1,500.00  | 3,000.00     | 3,000.00   | 18,000.00     |
| Interest and Other Income       | 530.60    | 500.00    | 1,181.96     | 1,000.00   | 6,000.00      |
| Lost Income - Past Due Accounts | 0.00      | -375.00   | 0.00         | -750.00    | -4,500.00     |
| Total OPERATING INCOMES         | 52,630.60 | 52,225.00 | 104,831.96   | 104,450.00 | 654,300.00    |
| Total Income                    | 52,630.60 | 52,225.00 | 104,831.96   | 104,450.00 | 654,300.00    |
| Gross Profit                    | 52,630.60 | 52,225.00 | 104,831.96   | 104,450.00 | 654,300.00    |
| Expense                         |           |           |              |            |               |
| OPERATING EXPENSES              |           |           |              |            |               |
| Administration                  |           |           |              |            |               |
| Accounting                      | 1,475.00  | 208.33    | 1,475.00     | 416.66     | 2,499.96      |
| Debt Service                    | 5,612.81  | 5,612.81  | 11,225.62    | 11,225.62  | 67,353.72     |
| Insurance                       | 2,836.80  | 2,961.75  | 5,673.63     | 5,923.50   | 35,541.00     |
| Legal Expenses                  | 666.76    | 83.33     | 666.76       | 166.66     | 999.96        |
| Licenses and Fees               | 0.00      | 4.17      | 0.00         | 8.34       | 50.04         |
| Office                          | 0.00      | 83.33     | 517.16       | 166.66     | 999.96        |
| Taxes, Property                 | 2,586.83  | 208.33    | 2,586.83     | 416.66     | 2,499.96      |
| Total Administration            | 13,178.20 | 9,162.05  | 22,145.00    | 18,324.10  | 109,944.60    |
| LANDSCAPE                       |           |           |              |            |               |
| Contract/Year                   | 3,875.00  | 5,820.08  | 9,012.00     | 11,640.16  | 69,841.96     |
| Trees & Other Landscaping       | 0.00      | 2,500.00  | 0.00         | 5,000.00   | 30,000.00     |
| Total LANDSCAPE                 | 3,875.00  | 8,320.08  | 9,012.00     | 16,640.16  | 99,841.96     |
| MAINTENANCE                     |           |           |              |            |               |
| General Repairs                 | 9,736.22  | 833.33    | 9,736.22     | 1,666.66   | 9,999.96      |
| Major Repairs                   |           |           |              |            |               |
| New Siding & Painting, DW 20    | 0.00      | 3,333.33  | 0.00         | 6,666.66   | 39,999.96     |
| Painting Supplies               | 8,640.00  | 0.00      | 8,640.00     | 0.00       | 0.00          |
| Major Repairs - Other           | 0.00      | 6,250.00  | 0.00         | 12,500.00  | 75,000.00     |
| Total Major Repairs             | 8,640.00  | 9,583.33  | 8,640.00     | 19,166.66  | 114,999.96    |
| Total MAINTENANCE               | 18,376.22 | 10,416.66 | 18,376.22    | 20,833.32  | 124,999.92    |

# RIVERWOOD HOA

## Profit & Loss Budget Performance

### October 2025

|                                 | Oct 25           | Budget           | Sep - Oct 25      | YTD Budget       | Annual Budget     |
|---------------------------------|------------------|------------------|-------------------|------------------|-------------------|
| <b>POOL</b>                     |                  |                  |                   |                  |                   |
| County Health Dept. License     | 0.00             | 54.17            | 0.00              | 108.34           | 650.04            |
| Emergency Telephone             | 0.00             | 31.25            | 0.00              | 62.50            | 375.00            |
| Labor                           | 0.00             | 316.67           | 0.00              | 633.34           | 3,799.97          |
| Paint Pool Deck                 | 0.00             | 154.17           | 0.00              | 308.34           | 1,850.04          |
| Repaint Pool Surface            | 0.00             | 446.67           | 0.00              | 893.34           | 5,360.04          |
| Repair Pool Deck                | 1,779.80         | 125.00           | 1,779.80          | 250.00           | 1,500.00          |
| Supplies                        | 0.00             | 175.00           | 1,790.32          | 350.00           | 2,100.00          |
| <b>Total POOL</b>               | <b>1,779.80</b>  | <b>1,302.93</b>  | <b>3,570.12</b>   | <b>2,605.86</b>  | <b>15,635.09</b>  |
| <b>Recreation</b>               |                  |                  |                   |                  |                   |
| General                         | 0.00             | 33.33            | 0.00              | 66.66            | 399.96            |
| Rec. Room Cleaning              | 0.00             | 66.67            | 0.00              | 133.34           | 800.04            |
| <b>Total Recreation</b>         | <b>0.00</b>      | <b>100.00</b>    | <b>0.00</b>       | <b>200.00</b>    | <b>1,200.00</b>   |
| <b>Utiities</b>                 |                  |                  |                   |                  |                   |
| Electricity                     | 92.54            | 416.67           | 677.85            | 833.34           | 5,000.04          |
| Garbage                         | 4,015.00         | 4,015.00         | 8,030.00          | 8,030.00         | 48,180.00         |
| Gas                             | 2,060.43         | 416.67           | 2,983.60          | 833.34           | 5,000.04          |
| Water                           | 17,134.86        | 14,083.33        | 36,098.32         | 28,166.66        | 168,999.96        |
| <b>Total Utiities</b>           | <b>23,302.83</b> | <b>18,931.67</b> | <b>47,789.77</b>  | <b>37,863.34</b> | <b>227,180.04</b> |
| <b>WEB Site Development</b>     | <b>0.00</b>      | <b>33.33</b>     | <b>53.94</b>      | <b>66.66</b>     | <b>399.96</b>     |
| <b>Total OPERATING EXPENSES</b> | <b>60,512.05</b> | <b>48,266.72</b> | <b>100,947.05</b> | <b>96,533.44</b> | <b>579,201.57</b> |
| <b>Total Expense</b>            | <b>60,512.05</b> | <b>48,266.72</b> | <b>100,947.05</b> | <b>96,533.44</b> | <b>579,201.57</b> |
| <b>Net Ordinary Income</b>      | <b>-7,881.45</b> | <b>3,958.28</b>  | <b>3,884.91</b>   | <b>7,916.56</b>  | <b>75,098.43</b>  |
| <b>Net Income</b>               | <b>-7,881.45</b> | <b>3,958.28</b>  | <b>3,884.91</b>   | <b>7,916.56</b>  | <b>75,098.43</b>  |

**RIVERWOOD HOA**  
**Profit & Loss**  
**October 2025**

|                              | <u>Oct 25</u>           |
|------------------------------|-------------------------|
| Ordinary Income/Expense      |                         |
| Income                       |                         |
| OPERATING INCOMES            |                         |
| Fees                         | 50,600.00               |
| Garage Rentals (\$100 x 15 ) | 1,500.00                |
| Interest and Other Income    | 530.60                  |
| Total OPERATING INCOMES      | <u>52,630.60</u>        |
| Total Income                 | <u>52,630.60</u>        |
| Gross Profit                 | <u>52,630.60</u>        |
| Expense                      |                         |
| OPERATING EXPENSES           |                         |
| Administration               |                         |
| Accounting                   | 1,475.00                |
| Debt Service                 | 5,612.81                |
| Insurance                    | 2,836.80                |
| Legal Expenses               | 666.76                  |
| Taxes, Property              | 2,586.83                |
| Total Administration         | <u>13,178.20</u>        |
| LANDSCAPE                    |                         |
| Contract/Year                | <u>3,875.00</u>         |
| Total LANDSCAPE              | <u>3,875.00</u>         |
| MAINTENANCE                  |                         |
| General Repairs              | 9,736.22                |
| Major Repairs                |                         |
| Painting Supplies            | <u>8,640.00</u>         |
| Total Major Repairs          | <u>8,640.00</u>         |
| Total MAINTENANCE            | <u>18,376.22</u>        |
| POOL                         |                         |
| Repair Pool Deck             | <u>1,779.80</u>         |
| Total POOL                   | <u>1,779.80</u>         |
| Utiities                     |                         |
| Electricity                  | 92.54                   |
| Garbage                      | 4,015.00                |
| Gas                          | 2,060.43                |
| Water                        | 17,134.86               |
| Total Utiities               | <u>23,302.83</u>        |
| Total OPERATING EXPENSES     | <u>60,512.05</u>        |
| Total Expense                | <u>60,512.05</u>        |
| Net Ordinary Income          | <u>-7,881.45</u>        |
| Net Income                   | <u><u>-7,881.45</u></u> |

**RIVERWOOD HOA**  
**Balance Sheet**  
**As of October 31, 2025**

**Oct 31, 25**

**ASSETS**

**Current Assets**

**Checking/Savings**

NW Bank - Reserves 180,364.40

US Bank - Operating Checking 34,442.45

**Total Checking/Savings 214,806.85**

**Accounts Receivable**

Accounts Receivable -3,161.28

**Total Accounts Receivable -3,161.28**

**Total Current Assets 211,645.57**

**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 817,928.77**

**LIABILITIES & EQUITY**

**Liabilities**

**Long Term Liabilities**

N/P Northwest Bank 248,881.13

**Total Long Term Liabilities 248,881.13**

**Total Liabilities 248,881.13**

**Equity**

Opening Balance Equity 402,424.34

Unrestricted Net Assets 162,738.39

Net Income 3,884.91

**Total Equity 569,047.64**

**TOTAL LIABILITIES & EQUITY 817,928.77**