

RIVERWOOD HOA
Balance Sheet
As of January 31, 2026

Jan 31, 26

ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	185,563.39
US Bank - Operating Checking	29,309.88
Total Checking/Savings	<u>214,873.27</u>
Accounts Receivable	
Accounts Receivable	-3,718.34
Total Accounts Receivable	<u>-3,718.34</u>
Total Current Assets	<u>211,154.93</u>
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><u>817,438.13</u></u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P Northwest Bank	248,881.13
Total Long Term Liabilities	<u>248,881.13</u>
Total Liabilities	248,881.13
Equity	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	162,738.39
Net Income	3,394.27
Total Equity	<u>568,557.00</u>
TOTAL LIABILITIES & EQUITY	<u><u>817,438.13</u></u>

RIVERWOOD HOA Profit & Loss Budget Performance January 2026

	Jan 26	Budget	Sep '25 - Jan 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Capital Improvement Fund	2,000.00		4,000.00		
Fees	50,600.00	50,600.00	252,450.00	253,000.00	634,800.00
Garage Rentals (\$100 x 15)	1,400.00	1,500.00	7,300.00	7,500.00	18,000.00
Interest and Other Income	520.08	500.00	2,635.04	2,500.00	6,000.00
Lost Income - Past Due Accounts	0.00	-375.00	0.00	-1,875.00	-4,500.00
Total OPERATING INCOMES	<u>54,520.08</u>	<u>52,225.00</u>	<u>266,385.04</u>	<u>261,125.00</u>	<u>654,300.00</u>
Total Income	<u>54,520.08</u>	<u>52,225.00</u>	<u>266,385.04</u>	<u>261,125.00</u>	<u>654,300.00</u>
Gross Profit	54,520.08	52,225.00	266,385.04	261,125.00	654,300.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	208.33	1,475.00	1,041.65	2,499.96
Debt Service	5,612.81	5,612.81	28,064.05	28,064.05	67,353.72
Income Tax	0.00		123.00		
Insurance	2,836.83	2,961.75	11,347.32	14,808.75	35,541.00
Legal Expenses	0.00	83.33	2,780.26	416.65	999.96
Licenses and Fees	50.00	4.17	2,936.83	20.85	50.04
Office	5.00	83.33	778.91	416.65	999.96
Taxes, Property	0.00	208.33	2,586.83	1,041.65	2,499.96
Total Administration	<u>8,504.64</u>	<u>9,162.05</u>	<u>50,092.20</u>	<u>45,810.25</u>	<u>109,944.60</u>
LANDSCAPE					
Contract/Year	0.00	5,820.08	20,548.00	29,101.40	69,841.96
Trees & Other Landscaping	15,195.00	2,500.00	21,014.00	12,500.00	30,000.00
Total LANDSCAPE	<u>15,195.00</u>	<u>8,320.08</u>	<u>41,562.00</u>	<u>41,601.40</u>	<u>99,841.96</u>
MAINTENANCE					
General Repairs	9,762.70	833.33	39,414.15	4,166.65	9,999.96
Major Repairs					
New Sliding & Painting, DW 20	0.00	3,333.33	23,537.38	16,666.65	39,999.96
Painting Supplies	0.00		8,640.00	0.00	0.00
Major Repairs - Other	0.00	6,250.00	0.00	31,250.00	75,000.00
Total Major Repairs	<u>0.00</u>	<u>9,583.33</u>	<u>32,177.38</u>	<u>47,916.65</u>	<u>114,999.96</u>
Total MAINTENANCE	<u>9,762.70</u>	<u>10,416.66</u>	<u>71,591.53</u>	<u>52,083.30</u>	<u>124,999.92</u>
POOL					
County Health Dept. License	0.00	54.17	600.00	270.85	650.04
Emergency Telephone	0.00	31.25	0.00	156.25	375.00
Labor	0.00	316.67	400.00	1,583.35	3,799.97
Paint Pool Deck	0.00	154.17	0.00	770.85	1,850.04
Repaint Pool Surface	0.00	446.67	1,779.80	2,233.35	5,360.04
Repair Pool Deck	0.00	125.00	0.00	625.00	1,500.00
Supplies	0.00	175.00	1,790.32	875.00	2,100.00
Total POOL	<u>0.00</u>	<u>1,302.93</u>	<u>4,570.12</u>	<u>6,514.65</u>	<u>15,635.09</u>
Recreation					
General	0.00	33.33	42.98	166.65	399.96
Rec. Room Cleaning	0.00	66.67	120.00	333.35	800.04
Total Recreation	<u>0.00</u>	<u>100.00</u>	<u>162.98</u>	<u>500.00</u>	<u>1,200.00</u>

RIVERWOOD HOA
Profit & Loss Budget Performance
 January 2026

	<u>Jan 26</u>	<u>Budget</u>	<u>Sep '25 - Jan 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Utiities					
Electricity	413.73	416.67	2,446.85	2,083.35	5,000.04
Garbage	4,075.00	4,015.00	20,135.00	20,075.00	48,180.00
Gas	91.67	416.67	2,550.66	2,083.35	5,000.04
Water	9,821.74	14,083.33	69,759.55	70,416.65	168,999.96
Total Utiities	<u>14,402.14</u>	<u>18,931.67</u>	<u>94,892.06</u>	<u>94,658.35</u>	<u>227,180.04</u>
WEB Site Development	0.00	33.33	119.88	166.65	399.96
Total OPERATING EXPENSES	<u>47,864.48</u>	<u>48,266.72</u>	<u>262,990.77</u>	<u>241,334.60</u>	<u>579,201.57</u>
Total Expense	<u>47,864.48</u>	<u>48,266.72</u>	<u>262,990.77</u>	<u>241,334.60</u>	<u>579,201.57</u>
Net Ordinary Income	<u>6,655.60</u>	<u>3,958.28</u>	<u>3,394.27</u>	<u>19,790.40</u>	<u>75,098.43</u>
Net Income	<u><u>6,655.60</u></u>	<u><u>3,958.28</u></u>	<u><u>3,394.27</u></u>	<u><u>19,790.40</u></u>	<u><u>75,098.43</u></u>

RIVERWOOD HOA
Profit & Loss
January 2026

	<u>Jan 26</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Capital Improvement Fund	2,000.00
Fees	50,600.00
Garage Rentals (\$100 x 15)	1,400.00
Interest and Other Income	520.08
Total OPERATING INCOMES	<u>54,520.08</u>
Total Income	<u>54,520.08</u>
Gross Profit	<u>54,520.08</u>
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,612.81
Insurance	2,836.83
Licenses and Fees	50.00
Office	5.00
Total Administration	<u>8,504.64</u>
LANDSCAPE	
Trees & Other Landscaping	15,195.00
Total LANDSCAPE	<u>15,195.00</u>
MAINTENANCE	
General Repairs	9,762.70
Total MAINTENANCE	<u>9,762.70</u>
Utiities	
Electricity	413.73
Garbage	4,075.00
Gas	91.67
Water	9,821.74
Total Utiities	<u>14,402.14</u>
Total OPERATING EXPENSES	<u>47,864.48</u>
Total Expense	<u>47,864.48</u>
Net Ordinary Income	<u>6,655.60</u>
Net Income	<u><u>6,655.60</u></u>