

**RIVERWOOD HOA**  
**Profit & Loss**  
**December 2025**

	<u>Dec 25</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Capital Improvement Fund	2,000.00
Fees	50,600.00
Garage Rentals (\$100 x 15 )	1,500.00
Interest and Other Income	443.81
Total OPERATING INCOMES	<u>54,543.81</u>
Total Income	<u>54,543.81</u>
Gross Profit	54,543.81
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,612.81
Income Tax	123.00
Insurance	2,836.83
Legal Expenses	56.00
Licenses and Fees	50.00
Office	210.00
Total Administration	<u>8,888.64</u>
LANDSCAPE	
Contract/Year	5,137.00
Trees & Other Landscaping	1,944.00
Total LANDSCAPE	<u>7,081.00</u>
MAINTENANCE	
General Repairs	2,441.80
Major Repairs	
New Siding & Painting, DW 20	23,537.38
Total Major Repairs	<u>23,537.38</u>
Total MAINTENANCE	<u>25,979.18</u>
POOL	
Labor	400.00
Total POOL	<u>400.00</u>
Recreation	
General	42.98
Total Recreation	<u>42.98</u>
Utilities	
Electricity	419.05
Garbage	4,015.00
Gas	53.45
Water	9,817.24
Total Utilities	<u>14,304.74</u>
Total OPERATING EXPENSES	<u>56,696.54</u>

RIVERWOOD HOA  
Profit & Loss  
December 2025

	Dec 25
Total Expense	56,696.54
Net Ordinary Income	-2,152.73
Net Income	-2,152.73

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

Dec 31, 25

**ASSETS**

**Current Assets**

**Checking/Savings**

NW Bank - Reserves 183,166.25

US Bank - Operating Checking 28,694.36

**Total Checking/Savings** 211,860.61

**Accounts Receivable**

Accounts Receivable -7,081.28

**Total Accounts Receivable** -7,081.28

**Total Current Assets** 204,779.33

**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** 811,062.53

**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 -2,981.33

**Total Equity** 562,181.40

**TOTAL LIABILITIES & EQUITY** 811,062.53

# RIVERWOOD HOA

## Profit & Loss Budget Performance

December 2025

	<u>Dec 25</u>	<u>Budget</u>	<u>Sep - Dec 25</u>	<u>YTD Budget</u>
Ordinary Income/Expense				
Income				
<b>OPERATING INCOMES</b>				
Capital Improvement Fund	2,000.00		2,000.00	
Fees	50,600.00	50,600.00	201,850.00	202,400.00
Garage Rentals (\$100 x 15 )	1,500.00	1,500.00	5,900.00	6,000.00
Interest and Other Income	443.81	500.00	2,114.96	2,000.00
Lost Income - Past Due Accounts	0.00	-375.00	0.00	-1,500.00
<b>Total OPERATING INCOMES</b>	<u>54,543.81</u>	<u>52,225.00</u>	<u>211,864.96</u>	<u>208,900.00</u>
<b>Total Income</b>	<u>54,543.81</u>	<u>52,225.00</u>	<u>211,864.96</u>	<u>208,900.00</u>
<b>Gross Profit</b>	<u>54,543.81</u>	<u>52,225.00</u>	<u>211,864.96</u>	<u>208,900.00</u>
Expense				
<b>OPERATING EXPENSES</b>				
Administration				
Accounting	0.00	208.33	1,475.00	833.32
Debt Service	5,612.81	5,612.81	22,451.24	22,451.24
Income Tax	123.00		123.00	
Insurance	2,836.83	2,961.75	8,510.49	11,847.00
Legal Expenses	56.00	83.33	2,780.26	333.32
Licenses and Fees	50.00	4.17	2,886.83	16.68
Office	210.00	83.33	773.91	333.32
Taxes, Property	0.00	208.33	2,586.83	833.32
<b>Total Administration</b>	<u>8,888.64</u>	<u>9,162.05</u>	<u>41,587.56</u>	<u>36,648.20</u>
<b>LANDSCAPE</b>				
Contract/Year	5,137.00	5,821.08	20,548.00	23,281.32
Trees & Other Landscaping	1,944.00	2,500.00	5,819.00	10,000.00
<b>Total LANDSCAPE</b>	<u>7,081.00</u>	<u>8,321.08</u>	<u>26,367.00</u>	<u>33,281.32</u>
<b>MAINTENANCE</b>				
General Repairs	2,441.80	833.33	29,371.45	3,333.32
Major Repairs				
New Siding & Painting, DW 20	23,537.38	3,333.33	23,537.38	13,333.32
Painting Supplies	0.00	0.00	8,640.00	0.00
Major Repairs - Other	0.00	6,250.00	0.00	25,000.00
<b>Total Major Repairs</b>	<u>23,537.38</u>	<u>9,583.33</u>	<u>32,177.38</u>	<u>38,333.32</u>
<b>Total MAINTENANCE</b>	<u>25,979.18</u>	<u>10,416.66</u>	<u>61,548.83</u>	<u>41,666.64</u>
<b>POOL</b>				
County Health Dept. License	0.00	54.17	600.00	216.68
Emergency Telephone	0.00	31.25	0.00	125.00
Labor	400.00	316.67	400.00	1,266.68
Paint Pool Deck	0.00	154.17	0.00	616.68
Repaint Pool Surface	0.00	446.67	1,779.80	1,786.68
Repair Pool Deck	0.00	125.00	0.00	500.00

# RIVERWOOD HOA

## Profit & Loss Budget Performance

December 2025

	<u>Dec 25</u>	<u>Budget</u>	<u>Sep - Dec 25</u>	<u>YTD Budget</u>
Supplies	0.00	175.00	1,790.32	700.00
Total POOL	400.00	1,302.93	4,570.12	5,211.72
Recreation				
General	42.98	33.33	42.98	133.32
Rec. Room Cleaning	0.00	66.67	120.00	266.68
Total Recreation	42.98	100.00	162.98	400.00
Utilities				
Electricity	419.05	416.67	2,033.12	1,666.68
Garbage	4,015.00	4,015.00	16,060.00	16,060.00
Gas	53.45	416.67	2,458.99	1,666.68
Water	9,817.24	14,083.33	59,937.81	56,333.32
Total Utilities	14,304.74	18,931.67	80,489.92	75,726.68
WEB Site Development	0.00	33.33	119.88	133.32
Total OPERATING EXPENSES	56,696.54	48,267.72	214,846.29	193,067.88
Total Expense	56,696.54	48,267.72	214,846.29	193,067.88
Net Ordinary Income	-2,152.73	3,957.28	-2,981.33	15,832.12
Net Income	<u>-2,152.73</u>	<u>3,957.28</u>	<u>-2,981.33</u>	<u>15,832.12</u>

# RIVERWOOD HOA

## Profit & Loss Budget Performance

December 2025

	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
<b>OPERATING INCOMES</b>	
Capital Improvement Fund	
Fees	634,800.00
Garage Rentals (\$100 x 15 )	18,000.00
Interest and Other Income	6,000.00
Lost Income - Past Due Accounts	-4,500.00
<b>Total OPERATING INCOMES</b>	<u>654,300.00</u>
<b>Total Income</b>	<u>654,300.00</u>
<b>Gross Profit</b>	<u>654,300.00</u>
Expense	
<b>OPERATING EXPENSES</b>	
Administration	
Accounting	2,499.96
Debt Service	67,353.72
Income Tax	
Insurance	35,541.00
Legal Expenses	999.96
Licenses and Fees	50.04
Office	999.96
Taxes, Property	2,499.96
<b>Total Administration</b>	<u>109,944.60</u>
<b>LANDSCAPE</b>	
Contract/Year	69,841.96
Trees & Other Landscaping	30,000.00
<b>Total LANDSCAPE</b>	<u>99,841.96</u>
<b>MAINTENANCE</b>	
General Repairs	9,999.96
Major Repairs	
New Siding & Painting, DW 20	39,999.96
Painting Supplies	0.00
Major Repairs - Other	75,000.00
<b>Total Major Repairs</b>	<u>114,999.96</u>
<b>Total MAINTENANCE</b>	<u>124,999.92</u>
<b>POOL</b>	
County Health Dept. License	650.04
Emergency Telephone	375.00
Labor	3,799.97
Paint Pool Deck	1,850.04
Repaint Pool Surface	5,360.04
Repair Pool Deck	1,500.00

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

	<b>Annual Budget</b>
Supplies	2,100.00
<b>Total POOL</b>	<b>15,635.09</b>
<b>Recreation</b>	
General	399.96
Rec. Room Cleaning	800.04
<b>Total Recreation</b>	<b>1,200.00</b>
<b>Utiities</b>	
Electricity	5,000.04
Garbage	48,180.00
Gas	5,000.04
Water	168,999.96
<b>Total Utiities</b>	<b>227,180.04</b>
<b>WEB Site Development</b>	<b>399.96</b>
<b>Total OPERATING EXPENSES</b>	<b>579,201.57</b>
<b>Total Expense</b>	<b>579,201.57</b>
<b>Net Ordinary Income</b>	<b>75,098.43</b>
<b>Net Income</b>	<b>75,098.43</b>