

**RIVERWOOD HOA
Profit & Loss
December 2025**

Dec 25

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	54,543.81
Total Income	54,543.81
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	8,888.64

LANDSCAPE

Contract/Year	5,137.00
Trees & Other Landscaping	1,944.00
Total LANDSCAPE	7,081.00

MAINTENANCE

General Repairs	2,441.80
Major Repairs	
New Sliding & Painting, DW 20	23,537.38
Total Major Repairs	23,537.38
Total MAINTENANCE	25,979.18

POOL

Labor	400.00
Total POOL	400.00

Recreation

General	42.98
Total Recreation	42.98

Utilities

Electricity	419.05
Garbage	4,015.00
Gas	53.45
Water	9,817.24
Total Utiiities	14,304.74
Total OPERATING EXPENSES	56,696.54

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Accrual Basis

RIVERWOOD HOA
Profit & Loss
December 2025

	<u>Dec 25</u>
Total Expense	<u>56,696.54</u>
Net Ordinary Income	<u>-2,152.73</u>
Net Income	<u>-2,152.73</u>

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Accrual Basis

**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	<u>28,694.36</u>
Total Checking/Savings	211,860.61
Accounts Receivable	
Accounts Receivable	<u>-7,081.28</u>
Total Accounts Receivable	<u>-7,081.28</u>
Total Current Assets	204,779.33
Fixed Assets	
Property & Equipment	
Accumulated Depreciation	-1,947.00
Furniture & Fixtures	1,947.00
Replaced Roofs	<u>606,283.20</u>
Total Property & Equipment	<u>606,283.20</u>
Total Fixed Assets	606,283.20
TOTAL ASSETS	<u>811,062.53</u>

LIABILITIES & EQUITY

Liabilities

Long Term Liabilities	
N/P Northwest Bank	<u>248,881.13</u>
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	<u>-2,981.33</u>
Total Equity	<u>562,181.40</u>
TOTAL LIABILITIES & EQUITY	<u>811,062.53</u>

RIVERWOOD HOA
Profit & Loss Budget Performance
December 2025

	Dec 25	Budget	Sep - Dec 25	YTD Budget
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
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 Accts	0.00	-375.00	0.00	-1,500.00
Total OPERATING INCOMES	54,543.81	52,225.00	211,864.96	208,900.00
Total Income	54,543.81	52,225.00	211,864.96	208,900.00
Gross Profit	54,543.81	52,225.00	211,864.96	208,900.00
Expense				
OPERATING EXPENSES				
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
Total Administration	8,888.64	9,162.05	41,587.56	36,648.20
LANDSCAPE				
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
Total LANDSCAPE	7,081.00	8,321.08	26,367.00	33,281.32
MAINTENANCE				
General Repairs	2,441.80	833.33	29,371.45	3,333.32
Major Repairs				
New Slding & 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
Total Major Repairs	23,537.38	9,583.33	32,177.38	38,333.32
Total MAINTENANCE	25,979.18	10,416.66	61,548.83	41,666.64
POOL				
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	<u>0.00</u>	<u>175.00</u>	<u>1,790.32</u>	<u>700.00</u>
Total POOL	<u>400.00</u>	<u>1,302.93</u>	<u>4,570.12</u>	<u>5,211.72</u>
Recreation				
General	<u>42.98</u>	<u>33.33</u>	<u>42.98</u>	<u>133.32</u>
Rec. Room Cleaning	<u>0.00</u>	<u>66.67</u>	<u>120.00</u>	<u>266.68</u>
Total Recreation	<u>42.98</u>	<u>100.00</u>	<u>162.98</u>	<u>400.00</u>
Utiities				
Electricity	<u>419.05</u>	<u>416.67</u>	<u>2,033.12</u>	<u>1,666.68</u>
Garbage	<u>4,015.00</u>	<u>4,015.00</u>	<u>16,060.00</u>	<u>16,060.00</u>
Gas	<u>53.45</u>	<u>416.67</u>	<u>2,458.99</u>	<u>1,666.68</u>
Water	<u>9,817.24</u>	<u>14,083.33</u>	<u>59,937.81</u>	<u>56,333.32</u>
Total Utiities	<u>14,304.74</u>	<u>18,931.67</u>	<u>80,489.92</u>	<u>75,726.68</u>
WEB Site Development	<u>0.00</u>	<u>33.33</u>	<u>119.88</u>	<u>133.32</u>
Total OPERATING EXPENSES	<u>56,696.54</u>	<u>48,267.72</u>	<u>214,846.29</u>	<u>193,067.88</u>
Total Expense	<u>56,696.54</u>	<u>48,267.72</u>	<u>214,846.29</u>	<u>193,067.88</u>
Net Ordinary Income	<u>-2,152.73</u>	<u>3,957.28</u>	<u>-2,981.33</u>	<u>15,832.12</u>
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

Annual Budget

Ordinary Income/Expense

Income

OPERATING INCOMES

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 Accts	-4,500.00
Total OPERATING INCOMES	654,300.00
Total Income	654,300.00
Gross Profit	654,300.00

Expense

OPERATING EXPENSES

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
Total Administration	109,944.60

LANDSCAPE

Contract/Year	69,841.96
Trees & Other Landscaping	30,000.00
Total LANDSCAPE	99,841.96

MAINTENANCE

General Repairs	9,999.96
Major Repairs	
New Slding & Painting, DW 20	39,999.96
Painting Supplies	0.00
Major Repairs - Other	75,000.00
Total Major Repairs	114,999.96
Total MAINTENANCE	124,999.92

POOL

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

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