

# RIVERWOOD HOA

## Balance Sheet

As of October 31, 2022

	Oct 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
NW Bank - Reserves	155,007.81
US Bank - Operating Checking	28,544.08
<b>Total Checking/Savings</b>	183,551.89
Accounts Receivable	
Accounts Receivable	-12,010.00
<b>Total Accounts Receivable</b>	-12,010.00
Other Current Assets	
Undeposited Funds	10.00
<b>Total Other Current Assets</b>	10.00
<b>Total Current Assets</b>	171,551.89
<b>Fixed Assets</b>	
Property & Equipment	
Accumulated Depreciation	-1,947.00
Furniture & Fixtures	1,947.00
Replaced Roofs	606,283.20
<b>Total Property &amp; Equipment</b>	606,283.20
<b>Total Fixed Assets</b>	606,283.20
<b>TOTAL ASSETS</b>	<b>777,835.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
Long Term Liabilities	
N/P Northwest Bank	382,994.13
<b>Total Long Term Liabilities</b>	382,994.13
<b>Total Liabilities</b>	382,994.13
<b>Equity</b>	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	244.21
Net Income	-7,827.59
<b>Total Equity</b>	394,840.96
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>777,835.09</b>

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Accrual Basis

**RIVERWOOD HOA**  
**Profit & Loss Budget Performance**  
**October 2022**

	Oct 22	Budget	Sep - Oct 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
<b>OPERATING INCOMES</b>					
Fees	37,715.00	40,480.00	60,595.00	80,960.00	485,760.00
Garage Rentals (5100 x 15 x12)	<b>1,400.00</b>	1,500.00	2200.00	3,000.00	18,000.00
Interest and Other Income	295.92	41.67	535.21	83.34	500.04
Lost Income • Past Due Accounts	0.00	-440.00	0.00	-880.00	-5,280.00
<b>Total OPERATING INCOMES</b>	<b>39,410.92</b>	41,581.67	63,330.21	83,163.34	498,980.04
<b>Total Income</b>	<b>39,410.92</b>	41,581.67	63,330.21	83,163.34	498,980.04
<b>Gross Profit</b>	<b>39,410.92</b>	41,581.67	63,330.21	83,163.34	498,980.04
Expense					
<b>OPERATING EXPENSES</b>					
Administration					
Accounting	1,175.00	222.92	1,300.00	445.84	2,675.04
Debt Service	5,329.57	5,329.57	10,659.14	10,659.14	<b>63,954.84</b>
Insurance	2,722.00	2,994.17	5,444.00	5,988.34	35,930.04
Legal Expenses	1,371.00	250.00	1,371.00	500.00	3,000.00
Licenses and Fees	0.00	4.17	0.00	8.34	50.04
Office	43.50	135.83	744.95	271.66	1,629.96
Taxes, Property	0.00	208.33	0.00	416.66	2,499.96
<b>Total Administration</b>	10,641.07	9,144.99	19,519.09	18,289.98	109,739.88
<b>LANDSCAPE</b>					
ContractNear	<b>4,520.00</b>	<b>4,520.00</b>	<b>9,040.00</b>	9,040.00	54,240.00
Trees & Other Landscaping	61.75	1,750.00	161.74	3,500.00	21,000.00
<b>Total LANDSCAPE</b>	4,581.75	6,270.00	9,201.74	12,540.00	75,240.00
<b>MAINTENANCE</b>					
General Repairs	0.00	4,583.33	0.00	9,166.66	54,999.96
Major Repairs					
New Siding & Painting, DW 20	0.00	2,666.67	0.00	5,333.34	32,000.04
Painting 12 Houses	0.00	1,250.00	0.00	2,500.00	15,000.00
Repave Driveway 40	0.00	3,750.00	0.00	7,500.00	45,000.00
<b>Total Major Repairs</b>	0.00	7,666.67	0.00	15,333.34	92,000.04
<b>Total MAINTENANCE</b>	0.00	12,250.00	0.00	24,500.00	147,000.00