

RIVERWOOD HOA

Profit & Loss Budget Performance

November 2022

	Nov 22	Budget	Sep - Nov	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	39,175.00	40,480.00	101,090.00	121,440.00	485,760.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	3,700.00	4,500.00	18,000.00
Interest and Other Income	380.85	41.67	916.06	125.01	500.04
Lost Income - Past Due Accounts	0.00	-440.00	0.00	-1,320.00	-5,280.00
Total OPERATING INCOMES	41,055.85	41,581.67	105,706.06	124,745.01	498,980.04
Total Income	41,055.85	41,581.67	105,706.06	124,745.01	498,980.04
Gross Profit	41,055.85	41,581.67	105,706.06	124,745.01	498,980.04
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	222.92	1,300.00	668.76	2,675.04
Debt Service	5,329.57	5,329.57	15,988.71	15,988.71	63,954.84
Insurance	2,722.00	2,994.17	8,166.00	8,982.51	35,930.04
Legal Expenses	1,877.00	250.00	3,248.00	750.00	3,000.00
Licenses and Fees	0.00	4.17	0.00	12.51	50.04
Office	15.00	135.83	759.95	407.49	1,629.96
Taxes, Property	2,333.80	208.33	2,333.80	624.99	2,499.96
Total Administration	12,277.37	9,144.99	31,796.46	27,434.97	109,739.88
LANDSCAPE					
ContractNear	4,520.00	4,520.00	13,560.00	13,560.00	54,240.00
Trees & Other Landscaping	8,900.00	1,750.00	9,061.74	5,250.00	21,000.00
Total LANDSCAPE	13,420.00	6,270.00	22,621.74	18,810.00	75,240.00
MAINTENANCE					
General Repairs	0.00	4,583.33	0.00	13,749.99	54,999.96
Major Repairs					
New Stding & Painting, DW 20	0.00	2,666.67	0.00	8,000.01	32,000.04
Painting 12 Houses	0.00	1,250.00	0.00	3,750.00	15,000.00
Repave Driveway 40	0.00	3,750.00	0.00	11,250.00	45,000.00
Major Repairs - Other	11,596.00		11,596.00		
Total Major Repairs	11,596.00	7,666.67	11,596.00	23,000.01	92,000.04
Total MAINTENANCE	11,596.00	12,250.00	11,596.00	36,750.00	147,000.00
POOL					
County Health Dept. License	450.00	50.00	450.00	150.00	600.00
Emergency Telephone	0.00	29.17	126.40	87.51	350.04
Labor	0.00	266.67	0.00	800.01	3,200.04
Misc. Repairs	530.00	50.00	2,641.28	150.00	600.00
Resurface (Paint) Pool	0.00	416.67	0.00	1,250.01	5,000.04
Supplies	40.90	125.00	320.35	375.00	1,500.00
Total POOL	1,020.90	937.51	3,538.03	2,812.53	11,250.12
Recreation					
General	249.94	25.00	249.94	75.00	300.00
Total Recreation	249.94	25.00	249.94	75.00	300.00
Utilities					
Electricity	283.67	275.00	1,129.13	825.00	3,300.00
Garbage	3,383.90	3,383.90	10,171.70	10,151.70	40,606.80
Gas	337.96	250.00	1,611.02	750.00	3,000.00
Water	13,665.38	10,833.33	44,678.90	32,499.99	129,999.96
Total Utilities	17,670.91	14,742.23	57,590.75	44,226.69	176,906.76

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WEB Site Development	0.00	100.00	0.00	300.00	1,200.00
Total OPERATING EXPENSES	56,235.12	43,469.73	127,392.92	130,409.19	521,636.76
Total Expense	56,235.12	43,469.73	127,392.92	130,409.19	521,636.76
Net Ordinary Income	-15,179.27	-1,888.06	-21,686.86	-5,664.18	-22,656.72
Net Income	-15,179.27	-1,888.06	-21,686.86	-5,664.18	-22,656.72

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	Nov 22
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fcc	39,175.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	380.85
Total OPERATING INCOMES	41,055.85
Total Income	41,055.85
Gross Profit	41,055.85
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	2,722.00
Legal Expenses	1,877.00
Office	15.00
Taxes, Property	2,333.80
Total Administration	12,277.37
LANDSCAPE	
Contract/Year	4,520.00
Trees & Other Landscaping	8,900.00
Total LANDSCAPE	13,420.00
MAINTENANCE	
Major Repairs	11,596.00
Total MAINTENANCE	11,596.00
POOL	
County Health Dept. License	450.00
Misc. Repairs	530.00
Supplies	40.90
Total POOL	1,020.90
Recreation	
General	249.94
Total Recreation	249.94
Utilities	
Electricity	283.67
Garbage	3,383.90
Gas	337.96
Water	13,665.38
Total Utilities	17,670.91
Total OPERATING EXPENSES	56,235.12
Total Expense	56,235.12
Net Ordinary Income	-15,179.27
Net Income	-15,179.27

RIVERWOOD HOA

Balance Sheet

As of November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	155,363.66
US Bank - Operating Checking	12,704.07
Total Checking/Savings	168,067.73
Accounts Receivable	
Accounts Receivable	-10,369.00
Total Accounts Receivable	-10,369.00
Total Current Assets	157,698.73
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	763,981.93
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pass-thru income	6.11
Total Other Current Liabilities	6.11
Total Current Liabilities	6.11
Long Term Liabilities	
N/P Northwest Bank	382,994.13
Total Long Term Liabilities	382,994.13
Total Liabilities	383,000.24
Equity	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	244.21
Net Income	-21,686.86
Total Equity	380,981.69
TOTAL LIABILITIES & EQUITY	763,981.93