

RIVERWOOD HOA

Profit & Loss Budget Performance

December 2022

	Dec 22	Budget	Sep - Dec 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	40,705.00	40,480.00	141,795.00	161,920.00	485,760.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	5,200.00	6,000.00	18,000.00
Interest and Other Income	916.09	41.67	1,832.15	166.68	500.04
Lost Income - Past Due Accounts	3,244.00	-440.00	3,244.00	-1,760.00	-5,280.00
Total OPERATING INCOMES	46,365.09	41,581.67	152,071.15	166,326.68	498,980.04
Total Income	46,365.09	41,581.67	152,071.15	166,326.68	498,980.04
Gross Profit	46,365.09	41,581.67	152,071.15	166,326.68	498,980.04
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	222.92	1,300.00	891.68	2,675.04
Debt Service	5,329.57	5,329.57	21,318.28	21,318.28	63,954.84
Insurance	2,722.00	2,994.17	10,888.00	11,976.68	35,930.04
Legal Expenses	665.00	250.00	3,913.00	1,000.00	3,000.00
Licenses and Fees	0.00	4.17	0.00	16.68	50.04
Office	430.57	135.83	1,190.52	543.32	1,629.96
Taxes, Property	0.00	208.33	2,333.80	833.32	2,499.96
Total Administration	9,147.14	9,144.99	40,943.60	36,579.96	109,739.88
LANDSCAPE					
Contract/Year	4,520.00	4,520.00	18,080.00	18,080.00	54,240.00
Trees & Other Landscaping	0.00	1,750.00	9,061.74	7,000.00	21,000.00
Total LANDSCAPE	4,520.00	6,270.00	27,141.74	25,080.00	75,240.00
MAINTENANCE					
General Repairs	256.43	4,583.33	256.43	18,333.32	54,999.96
Major Repairs					
New Sliding & Painting, DW	0.00	2,666.67	0.00	10,666.68	32,000.04
Painting 12 Houses	0.00	1,250.00	0.00	5,000.00	15,000.00
Repave Driveway 40	0.00	3,750.00	0.00	15,000.00	45,000.00
Major Repairs - Other	8,339.00		19,935.00		
Total Major Repairs	8,339.00	7,666.67	19,935.00	30,666.68	92,000.04
Total MAINTENANCE	8,595.43	12,250.00	20,191.43	49,000.00	147,000.00
POOL					
County Health Dept. License	0.00	50.00	450.00	200.00	600.00
Emergency Telephone	0.00	29.17	126.40	116.68	350.04
Labor	0.00	266.67	0.00	1,066.68	3,200.04
Misc. Repairs	2,903.41	50.00	5,544.69	200.00	600.00
Resurface (Paint) Pool	0.00	416.67	0.00	1,666.68	5,000.04
Supplies	0.00	125.00	320.35	500.00	1,500.00
Total POOL	2,903.41	937.51	6,441.44	3,750.04	11,250.12
Recreation					
General	0.00	25.00	249.94	100.00	300.00
Total Recreation	0.00	25.00	249.94	100.00	300.00
Utiities					
Electricity	242.94	275.00	1,372.07	1,100.00	3,300.00
Garbage	3,383.90	3,383.90	13,555.60	13,535.60	40,606.80
Gas	84.55	250.00	1,695.57	1,000.00	3,000.00
Water	9,974.99	10,833.33	54,653.89	43,333.32	129,999.96
Total Utiities	13,686.38	14,742.23	71,277.13	58,968.92	176,906.76

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WEB Site Development	0.00	100.00	0.00	400.00	1,200.00
Total OPERATING EXPENSES	38,852.36	43,469.73	166,245.28	173,878.92	521,636.76
Total Expense	38,852.36	43,469.73	166,245.28	173,878.92	521,636.76
Net Ordinary Income	7,512.73	-1,888.06	-14,174.13	-7,552.24	-22,656.72
Net Income	7,512.73	-1,888.06	-14,174.13	-7,552.24	-22,656.72

RIVERWOOD HOA
Profit & Loss
December 2022

	Dec 22
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	40,705.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	916.09
Lost Income - Past Due Accounts	3,244.00
Total OPERATING INCOMES	46,365.09
Total Income	46,365.09
Gross Profit	46,365.09
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
insurance	2,722.00
Legal Expenses	665.00
Office	430.57
Total Administration	9,147.14
LANDSCAPE	
Contract/Year	4,520.00
Total LANDSCAPE	4,520.00
MAINTENANCE	
General Repairs	256.43
Major Repairs	8,339.00
Total MAINTENANCE	8,595.43
POOL	
Misc. Repairs	2,903.41
Total POOL	2,903.41
Utiities	
Electricity	242.94
Garbage	3,383.90
Gas	84.55
Water	9,974.99
Total Utiities	13,686.38
Total OPERATING EXPENSES	38,852.36
Total Expense	38,852.36
Net Ordinary Income	7,512.73
Net Income	7,512.73

RIVERWOOD HOA
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	163,622.75
US Bank - Operating Checking	13,617.71
Total Checking/Savings	177,240.46
Accounts Receivable	
Accounts Receivable	-12,029.00
Total Accounts Receivable	-12,029.00
Total Current Assets	165,211.46
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	771,494.66
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	-14,174.13
Total Equity	388,494.42
TOTAL LIABILITIES & EQUITY	771,494.66