

RIVERWOOD HOA
Profit & Loss
January 2023

	Jan 23
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	40,040.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	461.66
Total OPERATING INCOMES	42,001.66
Total Income	42,001.66
Gross Profit	42,001.66
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	2,722.00
Office	106.05
Total Administration	8,157.62
MAINTENANCE	
General Repairs	1,778.84
Major Repairs	
Repave Driveway 40	41,990.00
Major Repairs - Other	1,900.00
Total Major Repairs	43,890.00
Total MAINTENANCE	45,668.84
Utilities	
Electricity	272.60
Garbage	3,383.90
Gas	118.45
Water	12,326.63
Total Utilities	16,101.58
Total OPERATING EXPENSES	69,928.04
Total Expense	69,928.04
Net Ordinary Income	-27,926.38
Net Income	-27,926.38

RIVERWOOD HOA
Balance Sheet
As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
CheckingSavings	
NW Bank - Reserves	122,069.41
US Bank - Operating Checking	27,299.67
Total Checking/Savings	149,369.08
Accounts Receivable	
Accounts Receivable	-12,084.00
Total Accounts Receivable	-12,084.00
Total Current Assets	137,285.08
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	743,568.28
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	-42,100.51
Total Equity	360,568.04
TOTAL LIABILITIES & EQUITY	743,568.28

RIVERWOOD HOA
Profit & Loss Budget Performance
January 2023

	Jan 23	Budget	Sep '22 - J...	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	40,040.00	40480.00	181,835.00	202,400.00	485,760.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	6,700.00	7,500.00	18,000.00
Interest and Other Income	461.66	41.67	2,293.81	208.35	500.04
Lost Income - Past Due Accounts	0.00	-440.00	3,244.00	-2,200.00	-5,280.00
Total OPERATING INCOMES	42,001.66	41,581.67	194,072.81	207,908.35	498,980.04
Total Income	42,001.66	41,581.67	194,072.81	207,908.35	498,980.04
Gross Profit	42,001.66	41,581.67	194,072.81	207,908.35	498,980.04
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	222.92	1,300.00	1,114.60	2,675.04
Debt Service	5,329.57	5,329.57	26,647.85	26,647.85	63,954.84
Insurance	2,722.00	2,994.17	13,610.00	14,970.85	35,930.04
Legal Expenses	0.00	250.00	3,913.00	1,250.00	3,000.00
Licenses and Fees	0.00	4.17	0.00	20.85	50.04
Office	106.05	135.83	1,296.57	679.15	1,629.96
Taxes, Property	0.00	208.33	2,333.80	1,041.65	2,499.96
Total Administration	8,157.62	9,144.99	49,101.22	45,724.95	109,739.88
LANDSCAPE					
Contract/Year	0.00	4,520.00	18,080.00	22,600.00	54,240.00
Trees & Other Landscaping	0.00	1,750.00	9,061.74	8,750.00	21,000.00
Total LANDSCAPE	0.00	6,270.00	27,141.74	31,350.00	75,240.00
MAINTENANCE					
General Repairs	1,778.84	4,583.33	2,035.27	22,916.65	54,999.96
Major Repairs					
New Siding & Painting, DW...	0.00	2,666.67	0.00	13,333.35	32,000.04
Painting 12 Houses	0.00	1,250.00	0.00	6,250.00	15,000.00
Repave Driveway 40	41,990.00	3,750.00	41,990.00	18,750.00	45,000.00
Major Repairs - Other	1,900.00		21,835.00		
Total Major Repairs	43,890.00	7,666.67	63,825.00	38,333.35	92,000.04
Total MAINTENANCE	45,668.84	12,250.00	65,860.27	61,250.00	147,000.00
POOL					
County Health Dept. License	0.00	50.00	450.00	250.00	600.00
Emergency Telephone	0.00	29.17	126.40	145.85	350.04
Labor	0.00	266.67	0.00	1,333.35	3,200.04
Misc. Repairs	0.00	50.00	5,544.69	250.00	600.00
Resurface (Paint) Pool	0.00	416.67	0.00	2,083.35	5,000.04
Supplies	0.00	125.00	320.35	625.00	1,500.00
Total POOL	0.00	937.51	6,441.44	4,687.55	11,250.12
Recreation					
General	0.00	25.00	249.94	125.00	300.00
Total Recreation	0.00	25.00	249.94	125.00	300.00
Utiities					
Electricity	272.60	275.00	1,644.67	1,375.00	3,300.00
Garbage	3,383.90	3,383.90	16,939.50	16,919.50	40,606.80
Gas	118.45	250.00	1,814.02	1,250.00	3,000.00
Water	12,326.63	10,833.33	66,980.52	54,166.65	129,999.96
Total Utiities	16,101.58	14,742.23	87,378.71	73,711.15	176,906.76

RIVERWOOD HOA
Profit & Loss Budget Performance
January 2023

	Jan 23	Budget	Sep '22 - J...	YTD Budget	Annual Bu...
WEB Site Development	0.00	100.00	0.00	500.00	1,200.00
Total OPERATING EXPENSES	69,928.04	43,469.73	236,173.32	217,348.65	521,636.76
Total Expense	69,928.04	43,469.73	236,173.32	217,348.65	521,636.76
Net Ordinary Income	-27,926.38	-1,888.06	-42,100.51	-9,440.30	-22,656.72
Net Income	-27,926.38	-1,888.06	-42,100.51	-9,440.30	-22,656.72