

Profit & Loss

March 2023

	Mar 23
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	40,010.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	272.92
Total OPERATING INCOMES	41,782.92
Total Income	41,782.92
Gross Profit	41,782.92
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	2,974.50
Licenses and Fees	50.00
Total Administration	8,354.07
LANDSCAPE	
Contract/Year	4,750.00
Total LANDSCAPE	4,750.00
MAINTENANCE	
General Repairs	403.46
Total MAINTENANCE	403.46
Recreation	
General	70.96
Total Recreation	70.96
Utilities	
Electricity	256.90
Garbage	3,383.90
Gas	22.22
Water	13,303.24
Total Utilities	16,966.26
Total OPERATING EXPENSES	30,544.75
Total Expense	30,544.75
Net Ordinary Income	11,238.17
Net Income	11,238.17

RIVERWOOD HOA

Balance Sheet

As of March 31, 2023

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	92,626.09
US Bank - Operating Checking	26,415.77
Total Checking/Savings	119,041.86
Accounts Receivable	
Accounts Receivable	-7,894.00
Total Accounts Receivable	-7,894.00
Total Current Assets	111,147.86
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	717,431.06
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	-68,237.73
Total Equity	334,430.82
TOTAL LIABILITIES & EQUITY	717,431.06

Profit & Loss Budget Performance

March 2023

	Mar 23	Budget	Sep '22 - ...	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	40,010.00	40,480.00	261,885.00	283,360.00	485,760.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	9,700.00	10,500.00	18,000.00
Interest and Other Income	272.92	41.67	2,850.49	291.69	500.04
Lost Income - Past Due Accounts	0.00	-440.00	3,244.00	-3,080.00	-5,280.00
Total OPERATING INCOMES	41,782.92	41,581.67	277,679.49	291,071.69	498,980.04
Total Income	41,782.92	41,581.67	277,679.49	291,071.69	498,980.04
Gross Profit	41,782.92	41,581.67	277,679.49	291,071.69	498,980.04
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	222.92	1,300.00	1,560.44	2,675.04
Debt Service	5,329.57	5,329.57	37,306.99	37,306.99	63,954.84
Insurance	2,974.50	2,994.17	19,306.50	20,959.19	35,930.04
Legal Expenses	0.00	250.00	3,994.12	1,750.00	3,000.00
Licenses and Fees	50.00	4.17	50.00	29.19	50.04
Office	0.00	135.83	1,296.57	950.81	1,629.96
Taxes, Property	0.00	208.33	2,333.80	1,458.31	2,499.96
Total Administration	8,354.07	9,144.99	65,587.98	64,014.93	109,739.88
LANDSCAPE					
Contract/Year	4,750.00	4,520.00	32,330.00	31,640.00	54,240.00
Trees & Other Landscaping	0.00	1,750.00	9,061.74	12,250.00	21,000.00
Total LANDSCAPE	4,750.00	6,270.00	41,391.74	43,890.00	75,240.00
MAINTENANCE					
General Repairs	403.46	4,583.33	37,364.89	32,083.31	54,999.96
Major Repairs					
Major Repairs - Other	0.00		24,443.93		
New Sliding & Painting, DW 20	0.00	2,666.67	0.00	18,666.69	32,000.04
Painting 12 Houses	0.00	1,250.00	0.00	8,750.00	15,000.00
Repave Driveway 40	0.00	3,750.00	41,990.00	26,250.00	45,000.00
Total Major Repairs	0.00	7,666.67	66,433.93	53,666.69	92,000.04
Total MAINTENANCE	403.46	12,250.00	103,798.82	85,750.00	147,000.00
POOL					
County Health Dept. License	0.00	50.00	450.00	350.00	600.00
Emergency Telephone	0.00	29.17	126.40	204.19	350.04
Labor	0.00	266.67	0.00	1,866.69	3,200.04
Misc. Repairs	0.00	50.00	5,544.69	350.00	600.00
Resurface (Paint) Pool	0.00	416.67	0.00	2,916.69	5,000.04
Supplies	0.00	125.00	320.35	875.00	1,500.00
Total POOL	0.00	937.51	6,441.44	6,562.57	11,250.12
Recreation					
General	70.96	25.00	320.90	175.00	300.00
Total Recreation	70.96	25.00	320.90	175.00	300.00
Utilities					
Electricity	256.90	275.00	2,183.44	1,925.00	3,300.00
Garbage	3,383.90	3,383.90	23,727.30	23,687.30	40,606.80
Gas	22.22	250.00	2,028.46	1,750.00	3,000.00
Water	13,303.24	10,833.33	100,437.14	75,833.31	129,999.96
Total Utilities	16,966.26	14,742.23	128,376.34	103,195.61	176,906.76

Profit & Loss Budget Performance

March 2023

	Mar 23	Budget	Sep '22 - ...	YTD Budget	Annual Bu...
WEB Site Development	0.00	100.00	0.00	700.00	1,200.00
Total OPERATING EXPENSES	30,544.75	43,469.73	345,917.22	304,288.11	521,636.76
Total Expense	30,544.75	43,469.73	345,917.22	304,288.11	521,636.76
Net Ordinary Income	11,238.17	-1,888.06	-68,237.73	-13,216.42	-22,656.72
Net Income	11,238.17	-1,888.06	-68,237.73	-13,216.42	-22,656.72