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05/02/23
Accrual Basis

RIVERWOOD HOA
Profit & Loss
April 2023
Apr 23

Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	39,600.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	258.99
Total OPERATING INCOMES	41,358.99
Total Income	41,358.99
Gross Profit	41,358.99
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	2,974.50
Office	28.50
Total Administration	8,332.57
LANDSCAPE	
Contract/Year	4,750.00
Trees & Other Landscaping	29.79
Total LANDSCAPE	4,779.79
MAINTENANCE	
General Repairs	7,223.00
Total MAINTENANCE	7,223.00
Utilities	
Electricity	258.59
Garbage	3,383.90
Gas	103.09
Water	10,765.43
Total Utilities	14,511.01
Total OPERATING EXPENSES	34,846.37
Total Expense	34,846.37
Net Ordinary Income	6,512.62
Net Income	6,512.62

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Accrual Basis

RIVERWOOD HOA
Balance Sheet
As of April 30, 2023
Apr 30, 23

ASSETS

Current Assets

Checking/Savings

NW Bank - Reserves 92,885.08

US Bank - Operating Checking 32,635.40

Total Checking/Savings 125,520.48

Accounts Receivable

Accounts Receivable -6,980.00

Total Accounts Receivable -6,980.00

Total Current Assets 118,540.48

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 724,823.68

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 -60,845.11

Total Equity 341,823.44

TOTAL LIABILITIES & EQUITY 724,823.68

RIVERWOOD HOA
Profit & Loss Budget Performance
April 2023

	Apr 23	Budget	Sep '22 - Apr 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	39,600.00	40,480.00	302,365.00	323,840.00	485,760.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	11,200.00	12,000.00	18,000.00
Interest and Other Income	258.99	41.67	3,109.48	333.36	500.04
Lost Income - Past Due Accounts	0.00	-440.00	3,244.00	-3,520.00	-5,280.00
Total OPERATING INCOMES	41,358.99	41,581.67	319,918.48	332,653.36	498,980.04
Total Income	41,358.99	41,581.67	319,918.48	332,653.36	498,980.04
Gross Profit	41,358.99	41,581.67	319,918.48	332,653.36	498,980.04
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	222.92	1,300.00	1,783.36	2,675.04
Debt Service	5,329.57	5,329.57	42,636.56	42,636.56	63,954.84
Insurance	2,974.50	2,994.17	22,281.00	23,953.36	35,930.04
Legal Expenses	0.00	250.00	3,994.12	2,000.00	3,000.00
Licenses and Fees	0.00	4.17	50.00	33.36	50.04
Office	28.50	135.83	1,325.07	1,086.64	1,629.96
Taxes, Property	0.00	208.33	2,333.80	1,666.64	2,499.96
Total Administration	8,332.57	9,144.99	73,920.55	73,159.92	109,739.88
LANDSCAPE					
Contract/Year	4,750.00	4,520.00	37,080.00	36,160.00	54,240.00
Trees & Other Landscaping	29.79	1,750.00	9,091.53	14,000.00	21,000.00
Total LANDSCAPE	4,779.79	6,270.00	46,171.53	50,160.00	75,240.00
MAINTENANCE					
General Repairs	7,223.00	4,583.33	44,587.89	36,666.64	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	21,333.36	32,000.04
Painting 12 Houses	0.00	1,250.00	0.00	10,000.00	15,000.00
Repave Driveway 40	0.00	3,750.00	41,990.00	30,000.00	45,000.00
Total Major Repairs	0.00	7,666.67	66,433.93	61,333.36	92,000.04
Total MAINTENANCE	7,223.00	12,250.00	111,021.82	98,000.00	147,000.00
POOL					
County Health Dept. License	0.00	50.00	450.00	400.00	600.00
Emergency Telephone	0.00	29.17	126.40	233.36	350.04
Labor	0.00	266.67	0.00	2,133.36	3,200.04
Misc. Repairs	0.00	50.00	5,544.69	400.00	600.00
Resurface (Paint) Pool	0.00	416.67	0.00	3,333.36	5,000.04
Supplies	0.00	125.00	320.35	1,000.00	1,500.00
Total POOL	0.00	937.51	6,441.44	7,500.08	11,250.12
Recreation					
General	0.00	25.00	320.90	200.00	300.00
Total Recreation	0.00	25.00	320.90	200.00	300.00
Utilities					
Electricity	258.59	275.00	2,442.03	2,200.00	3,300.00
Garbage	3,383.90	3,383.90	27,111.20	27,071.20	40,606.80
Gas	103.09	250.00	2,131.55	2,000.00	3,000.00
Water	10,765.43	10,833.33	111,202.57	86,666.64	129,999.96
Total Utilities	14,511.01	14,742.23	142,887.35	117,937.84	176,906.76
WEB Site Development	0.00	100.00	0.00	800.00	1,200.00
Total OPERATING EXPENSES	34,846.37	43,469.73	380,763.59	347,757.84	521,636.76
Total Expense	34,846.37	43,469.73	380,763.59	347,757.84	521,636.76
Net Ordinary Income	6,512.62	-1,888.06	-60,845.11	-15,104.48	-22,656.72
Net Income	6,512.62	-1,888.06	-60,845.11	-15,104.48	-22,656.72