

RIVERWOOD HOA
Profit & Loss
June 2023

	<u>Jun 23</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	52,274.49
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	<u>2,450.00</u>
Total OPERATING INCOMES	<u>56,224.49</u>
Total Income	<u>56,224.49</u>
Gross Profit	56,224.49
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	2,646.22
Office	<u>13.11</u>
Total Administration	7,988.90
LANDSCAPE	
Contract/Year	4,750.00
Trees & Other Landscaping	<u>2,177.00</u>
Total LANDSCAPE	6,927.00
POOL	
Misc. Repairs	530.93
Supplies	<u>136.60</u>
Total POOL	667.53
Utilities	
Electricity	316.00
Garbage	<u>3,383.90</u>
Total Utilities	<u>3,699.90</u>
Total OPERATING EXPENSES	<u>19,283.33</u>
Total Expense	<u>19,283.33</u>
Net Ordinary Income	<u>36,941.16</u>
Net Income	<u><u>36,941.16</u></u>

RIVERWOOD HOA
Balance Sheet
As of June 30, 2023

Jun 30, 23

ASSETS

Current Assets

Checking/Savings

NW Bank - Reserves 113,191.25

US Bank - Operating Checking 38,005.92

Total Checking/Savings 151,197.17

Accounts Receivable

Accounts Receivable 4,639.49

Total Accounts Receivable 4,639.49

Total Current Assets 155,836.66

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 762,119.86

LIABILITIES & EQUITY

Liabilities

Long Term Liabilities

N/P Northwest Bank 382,994.13

Total Long Term Liabilities 382,994.13

Total Liabilities 382,994.13

Equity

Opening Balance Equity 402,424.34

Unrestricted Net Assets 244.21

Net Income -23,542.82

Total Equity 379,125.73

TOTAL LIABILITIES & EQUITY 762,119.86

RIVERWOOD HOA

Profit & Loss Budget Performance

June 2023

	Jun 23	Budget	Sep '22 - Jun 23	YTD Budget
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
Fees	52,274.49	40,480.00	398,319.49	404,800.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	14,200.00	15,000.00
Interest and Other Income	2,450.00	41.67	5,865.65	416.70
Lost Income - Past Due Accounts	0.00	-440.00	3,244.00	-4,400.00
Total OPERATING INCOMES	56,224.49	41,581.67	421,629.14	415,816.70
Total Income	56,224.49	41,581.67	421,629.14	415,816.70
Gross Profit	56,224.49	41,581.67	421,629.14	415,816.70
Expense				
OPERATING EXPENSES				
Administration				
Accounting	0.00	222.92	1,300.00	2,229.20
Debt Service	5,329.57	5,329.57	53,295.70	53,295.70
Insurance	2,646.22	2,994.17	28,548.72	29,941.70
Legal Expenses	0.00	250.00	4,039.84	2,500.00
Licenses and Fees	0.00	4.17	50.00	41.70
Office	7.00	135.83	1,637.98	1,358.30
Taxes, Property	0.00	208.33	2,333.80	2,083.30
Administration - Other	-6.11		-6.11	
Total Administration	7,976.68	9,144.99	91,199.93	91,449.90
LANDSCAPE				
Contract/Year	4,750.00	4,520.00	46,580.00	45,200.00
Trees & Other Landscaping	2,177.00	1,750.00	11,268.53	17,500.00
Total LANDSCAPE	6,927.00	6,270.00	57,848.53	62,700.00
MAINTENANCE				
General Repairs	0.00	4,583.33	53,380.15	45,833.30
Major Repairs				
Major Repairs - Other	0.00		24,443.93	
New Sliding & Painting, DW 20	0.00	2,666.67	0.00	26,666.70
Painting 12 Houses	0.00	1,250.00	0.00	12,500.00
Repave Driveway 40	0.00	3,750.00	41,990.00	37,500.00
Total Major Repairs	0.00	7,666.67	66,433.93	76,666.70
Total MAINTENANCE	0.00	12,250.00	119,814.08	122,500.00
POOL				
County Health Dept. License	0.00	50.00	450.00	500.00
Emergency Telephone	0.00	29.17	126.40	291.70
Labor	0.00	266.67	0.00	2,666.70
Misc. Repairs	530.93	50.00	7,593.51	500.00
Resurface (Paint) Pool	0.00	416.67	0.00	4,166.70
Supplies	136.60	125.00	456.95	1,250.00
Total POOL	667.53	937.51	8,626.86	9,375.10
Recreation				
General	0.00	25.00	320.90	250.00

RIVERWOOD HOA

Profit & Loss Budget Performance

June 2023

	Jun 23	Budget	Sep '22 - Jun 23	YTD Budget
Total Recreation	0.00	25.00	320.90	250.00
Utilities				
Electricity	316.00	275.00	3,047.31	2,750.00
Garbage	3,383.90	3,383.90	33,879.00	33,839.00
Gas	0.00	250.00	2,224.25	2,500.00
Water	0.00	10,833.33	128,211.10	108,333.30
Total Utilities	3,699.90	14,742.23	167,361.66	147,422.30
WEB Site Development	0.00	100.00	0.00	1,000.00
Total OPERATING EXPENSES	19,271.11	43,469.73	445,171.96	434,697.30
Total Expense	19,271.11	43,469.73	445,171.96	434,697.30
Net Ordinary Income	36,953.38	-1,888.06	-23,542.82	-18,880.60
Net Income	36,953.38	-1,888.06	-23,542.82	-18,880.60