

RIVERWOOD HOA
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	140,652.32
US Bank - Operating Checking	29,727.74
Total Checking/Savings	170,380.06
Accounts Receivable	
Accounts Receivable	-11,580.37
Total Accounts Receivable	-11,580.37
Total Current Assets	158,799.69
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	765,082.89
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pass-thru income	480.00
Total Other Current Liabilities	480.00
Total Current Liabilities	480.00
Long Term Liabilities	
N/P Northwest Bank	343,825.15
Total Long Term Liabilities	343,825.15
Total Liabilities	344,305.15
Equity	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	36,183.81
Net Income	-17,830.41
Total Equity	420,777.74
TOTAL LIABILITIES & EQUITY	765,082.89

RIVERWOOD HOA
Profit & Loss
September 2023

	Sep 23
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	43,200.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	454.97
Total OPERATING INCOMES	45,154.97
Total Income	45,154.97
Gross Profit	45,154.97
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	2,888.25
Office	25.00
Total Administration	8,242.82
LANDSCAPE	
Contract/Year	4,750.00
Trees & Other Landscaping	3,700.00
Total LANDSCAPE	8,450.00
MAINTENANCE	
General Repairs	14,888.00
Total MAINTENANCE	14,888.00
POOL	
Emergency Telephone	125.04
Misc. Repairs	4,283.27
Supplies	184.75
Total POOL	4,593.06
Utilities	
Electricity	446.84
Garbage	3,214.70
Gas	1,212.41
Water	21,937.55
Total Utilities	26,811.50
Total OPERATING EXPENSES	62,985.38
Total Expense	62,985.38
Net Ordinary Income	-17,830.41
Net Income	-17,830.41

RIVERWOOD HOA

Profit & Loss Budget Performance

September 2023

	Sep 23	Budget	Sep 23	YTD Bud...	Annual B...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	43,200.00	44,160.00	43,200.00	44,160.00	529,920.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Interest and Other Income	454.97	250.00	454.97	250.00	3,000.00
Lost Income - Past Due Accounts	0.00	-480.00	0.00	-480.00	-5,760.00
Total OPERATING INCOMES	45,154.97	45,430.00	45,154.97	45,430.00	545,160.00
Total Income	45,154.97	45,430.00	45,154.97	45,430.00	545,160.00
Gross Profit	45,154.97	45,430.00	45,154.97	45,430.00	545,160.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	225.00	0.00	225.00	2,700.00
Debt Service	5,329.57	5,329.57	5,329.57	5,329.57	21,318.28
Insurance	2,888.25	3,032.67	2,888.25	3,032.67	36,392.04
Legal Expenses	0.00	125.00	0.00	125.00	1,500.00
Licenses and Fees	0.00	4.17	0.00	4.17	50.04
Office	25.00	145.83	25.00	145.83	1,749.96
Taxes, Property	0.00	208.33	0.00	208.33	2,499.96
Total Administration	8,242.82	9,070.57	8,242.82	9,070.57	66,210.28
LANDSCAPE					
Contract/Year	4,750.00	4,893.00	4,750.00	4,893.00	58,716.00
Trees & Other Landscaping	3,700.00	1,750.00	3,700.00	1,750.00	21,000.00
Total LANDSCAPE	8,450.00	6,643.00	8,450.00	6,643.00	79,716.00
MAINTENANCE					
General Repairs	14,888.00	6,250.00	14,888.00	6,250.00	75,000.00
Major Repairs					
New Sliding & Painting, DW 20	0.00	2,916.67	0.00	2,916.67	35,000.04
Painting 12 Houses	0.00	1,166.67	0.00	1,166.67	14,000.04
Repave Driveway 40	0.00	0.00	0.00	0.00	0.00
Total Major Repairs	0.00	4,083.34	0.00	4,083.34	49,000.08
Total MAINTENANCE	14,888.00	10,333.34	14,888.00	10,333.34	124,000.08
POOL					
County Health Dept. License	0.00	50.00	0.00	50.00	600.00
Emergency Telephone	125.04	29.17	125.04	29.17	350.04
Labor	0.00	250.00	0.00	250.00	3,000.00
Misc. Repairs	4,283.27	116.67	4,283.27	116.67	1,400.04
Resurface (Paint) Pool	0.00	0.00	0.00	0.00	0.00
Supplies	184.75	166.67	184.75	166.67	2,000.04
Total POOL	4,593.06	612.51	4,593.06	612.51	7,350.12
Recreation					
General	0.00	25.00	0.00	25.00	300.00
Total Recreation	0.00	25.00	0.00	25.00	300.00
Utilities					
Electricity	446.84	275.00	446.84	275.00	3,300.00
Garbage	3,214.70	3,553.00	3,214.70	3,553.00	42,636.00
Gas	1,212.41	250.00	1,212.41	250.00	3,000.00
Water	21,937.55	11,375.00	21,937.55	11,375.00	136,500.00
Total Utilities	26,811.50	15,453.00	26,811.50	15,453.00	185,436.00

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Accrual Basis

RIVERWOOD HOA

Profit & Loss Budget Performance

September 2023

	Sep 23	Budget	Sep 23	YTD Bud...	Annual B...
WEB Site Development	0.00	41.67	0.00	41.67	500.04
Total OPERATING EXPENSES	62,985.38	42,179.09	62,985.38	42,179.09	463,512.52
Total Expense	62,985.38	42,179.09	62,985.38	42,179.09	463,512.52
Net Ordinary Income	-17,830.41	3,250.91	-17,830.41	3,250.91	81,647.48
Net Income	-17,830.41	3,250.91	-17,830.41	3,250.91	81,647.48