

RIVERWOOD HOA**Balance Sheet**

As of October 31, 2023

	Oct 31,23
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	146,108.35
US Bank- Operating Checking	31,121.22
otal Checking/Savings	177,229.57
Accounts Receivable	
Accounts Receivable	-8,020.37
otal Accounts Receivable	-8,020.37
otal Current Assets	169,209.20
Fixed Assets	
Property & Equipment	
Accumulated Depreciation	-1,947.00
Furniture & Fixtures	1,947.00
Replaced Roofs	606,283.20
otal Property & Equipment	606,283.20
otal Fixed Assets	606,283.20
O TAL ASSETS	775,492.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pass-thru income	480.00
otal Other Current Liabilities	480.00
otal Current Liabilities	480.00
Long Term Liabilities	
N/P Northwest Bank	343,825.15
otal Long Term Liabilities	343,825.15
otal Liabilities	344,305.15
Equity	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	36,183.81
Net Income	-7,420.90
otal Equity	431,187.25
O TAL LIABILITIES & EQUITY	775,492.40

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Accrual Basis

RIVERWOOD HOA

Profit & Loss

October 2023

	Oct 23
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	44,160.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	4,531.03
Total OPERATING INCOMES	50,191.03
Total Income	50,191.03
Gross Profit	50,191.03
Expense	
OPERATING EXPENSES	
Administration	
Accounting	1,425.00
Debt Service	5,329.57
Income Tax	101.00
Insurance	2,888.25
Taxes, Property	2,380.41
Total Administration	12,124.23
LAND SCAPE	
Contract/Year	4,750.00
Trees & Other Landscaping	2,360.00
Total LAND SCAPE	7,110.00
POOL	
Supplies	29.95
Total POOL	29.95
Utilities	
Electricity	295.13
Garbage	3,553.10
Gas	249.68
Water	16,419.43
Total Utilities	20,517.34
Total OPERATING EXPENSES	39,781.52
Total Expense	39,781.52
Net Ordinary Income	10,409.51
Net Income	10,409.51

RIVERWOOD HOA

Profit & Loss Budget Performance

October 2023

	Oct 23	Budget	Sep - Oct...	YTD Bu...	Annual B...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	44,160.00	44,160.00	87,360.00	88,320.00	529,920.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	3,000.00	3,000.00	18,000.00
Interest and Other Income	4,531.03	250.00	4,986.00	500.00	3,000.00
Lost Income - Past Due Accounts	0.00	-480.00	0.00	-960.00	-5,760.00
Total OPERATING INCOMES	50,191.03	45,430.00	95,346.00	90,860.00	545,160.00
Total Income	50,191.03	45,430.00	95,346.00	90,860.00	545,160.00
Gross Profit	50,191.03	45,430.00	95,346.00	90,860.00	545,160.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	1,425.00	225.00	1,425.00	450.00	2,700.00
Debt Service	5,329.57	5,329.57	10,659.14	10,659.14	21,318.28
Income Tax	101.00		101.00		
Insurance	2,888.25	3,032.67	5,776.50	6,065.34	36,392.04
Legal Expenses	0.00	125.00	0.00	250.00	1,500.00
Licenses and Fees	0.00	4.17	0.00	8.34	50.04
Office	0.00	145.83	25.00	291.66	1,749.96
Taxes, Property	2,380.41	208.33	2,380.41	416.66	2,499.96
Total Administration	12,124.23	9,070.57	20,367.05	18,141.14	66,210.28
LANDSCAPE					
Contract/Year	4,750.00	4,893.00	9,500.00	9,786.00	58,716.00
Trees & Other Landscaping	2,360.00	1,750.00	6,060.00	3,500.00	21,000.00
Total LANDSCAPE	7,110.00	6,643.00	15,560.00	13,286.00	79,716.00
MAINTENANCE					
General Repairs	0.00	6,250.00	14,888.00	12,500.00	75,000.00
Major Repairs					
New Siding & Painting, DW 20	0.00	2,916.67	0.00	5,833.34	35,000.04
Painting 12 Houses	0.00	1,166.67	0.00	2,333.34	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	8,166.68	49,000.08
Total MAINTENANCE	0.00	10,333.34	14,888.00	20,666.68	124,000.08
POOL					
County Health Dept. License	0.00	50.00	0.00	100.00	600.00
Emergency Telephone	0.00	29.17	125.04	58.34	350.04
Labor	0.00	250.00	0.00	500.00	3,000.00
Misc. Repairs	0.00	116.67	4,283.27	233.34	1,400.04
Resurface (Paint) Pool	0.00	0.00	0.00	0.00	0.00
Supplies	29.95	166.67	214.70	333.34	2,000.04
Total POOL	29.95	612.51	4,623.01	1,225.02	7,350.12
Recreation					
General	0.00	25.00	0.00	50.00	300.00
Total Recreation	0.00	25.00	0.00	50.00	300.00
Utilities					
Electricity	295.13	275.00	741.97	550.00	3,300.00
Garbage	3,553.10	3,553.00	6,767.80	7,106.00	42,636.00
Gas	249.68	250.00	1,462.09	500.00	3,000.00
Water	16,419.43	11,375.00	38,356.98	22,750.00	136,500.00
Total Utilities	20,517.34	15,453.00	47,328.84	30,906.00	185,436.00

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Accrual Basis

RIVERWOOD HOA
Profit & Loss Budget Performance
October 2023

	Oct 23	Budget	Sep - Oct...	YTD Bu...	Annual B...
WEB Site Development	0.00	41.67	0.00	83.34	500.04
Total OPERATING EXPENSES	39,781.52	42,179.09	102,766.90	84,358.18	463,512.52
Total Expense	39,781.52	42,179.09	102,766.90	84,358.18	463,512.52
Net Ordinary Income	10,409.51	3,250.91	-7,420.90	6,501.82	81,647.48
Net Income	10,409.51	3,250.91	-7,420.90	6,501.82	81,647.48