

10:16 AM
02/04/24
Accrual Basis

RIVERWOOD HOA
Profit & Loss
January 2024

	Jan 24
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	44,160.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	501.00
Total OPERATING INCOMES	46,161.00
Total Income	46,161.00
Gross Profit	46,161.00
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	2,888.50
Licenses and Fees	50.00
Total Administration	8,268.07
LANDSCAPE	
Contract/Year	9,643.00
Total LANDSCAPE	9,643.00
MAINTENANCE	
General Repairs	22,584.00
Total MAINTENANCE	22,584.00
POOL	
Misc. Repairs	1,200.00
Total POOL	1,200.00
Utilities	
Electricity	273.96
Garbage	3,553.10
Gas	126.53
Water	14,613.38
Total Utilities	18,566.97
WEB Site Development	94.00
Total OPERATING EXPENSES	60,356.04
Total Expense	60,356.04
Net Ordinary Income	-14,195.04
Net Income	-14,195.04

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Accrual Basis

RIVERWOOD HOA

Profit & Loss Budget Performance

January 2024

	Jan 24	Budget	Sep '23 - J...	YTD Budget	Annual B...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	44,160.00	44,160.00	220,320.00	220,800.00	529,920.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	7,500.00	7,500.00	18,000.00
Interest and Other Income	501.00	250.00	8,432.70	1,250.00	3,000.00
Lost Income - Past Due Accounts	0.00	-480.00	0.00	-2,400.00	-5,760.00
Total OPERATING INCOMES	46,161.00	45,430.00	236,252.70	227,150.00	545,160.00
Total Income	46,161.00	45,430.00	236,252.70	227,150.00	545,160.00
Gross Profit	46,161.00	45,430.00	236,252.70	227,150.00	545,160.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	225.00	1,425.00	1,125.00	2,700.00
Debt Service	5,329.57		26,647.85	21,318.28	21,318.28
Income Tax	0.00		101.00		
Insurance	2,888.50	3,032.67	14,441.25	15,163.35	36,392.04
Legal Expenses	0.00	125.00	32.00	625.00	1,500.00
Licenses and Fees	50.00	4.17	50.00	20.85	50.04
Office	0.00	145.83	235.00	729.15	1,749.96
Taxes, Property	0.00	208.33	2,380.41	1,041.65	2,499.96
Total Administration	8,268.07	3,741.00	45,312.51	40,023.28	66,210.28
LANDSCAPE					
Contract/Year	9,643.00	4,893.00	23,893.00	24,465.00	58,716.00
Trees & Other Landscaping	0.00	1,750.00	16,338.00	8,750.00	21,000.00
Total LANDSCAPE	9,643.00	6,643.00	40,231.00	33,215.00	79,716.00
MAINTENANCE					
General Repairs	22,584.00	6,250.00	51,326.00	31,250.00	75,000.00
Major Repairs					
New Siding & Painting, DW 20	0.00	2,916.67	0.00	14,583.35	35,000.04
Painting 12 Houses	0.00	1,166.67	0.00	5,833.35	14,000.04
Repave Driveway 40	0.00		0.00	0.00	0.00
Total Major Repairs	0.00	4,083.34	0.00	20,416.70	49,000.08
Total MAINTENANCE	22,584.00	10,333.34	51,326.00	51,666.70	124,000.08
POOL					
County Health Dept. License	0.00	50.00	450.00	250.00	600.00
Emergency Telephone	0.00	29.17	125.04	145.85	350.04
Labor	0.00	250.00	0.00	1,250.00	3,000.00
Misc. Repairs	1,200.00	116.67	7,060.32	583.35	1,400.04
Resurface (Paint) Pool	0.00		0.00	0.00	0.00
Supplies	0.00	166.67	214.70	833.35	2,000.04
Total POOL	1,200.00	612.51	7,850.06	3,062.55	7,350.12
Recreation					
General	0.00	25.00	0.00	125.00	300.00
Total Recreation	0.00	25.00	0.00	125.00	300.00
Utilities					
Electricity	273.96	275.00	1,276.30	1,375.00	3,300.00
Garbage	3,553.10	3,553.00	17,455.10	17,765.00	42,636.00
Gas	126.53	250.00	1,949.89	1,250.00	3,000.00
Water	14,613.38	11,375.00	76,611.38	56,875.00	136,500.00
Total Utilities	18,566.97	15,453.00	97,292.67	77,265.00	185,436.00

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RIVERWOOD HOA

Profit & Loss Budget Performance

January 2024

	Jan 24	Budget	Sep '23 - J...	YTD Budget	Annual B...
WEB Site Development	94.00	41.67	94.00	208.35	500.04
Total OPERATING EXPENSES	60,356.04	36,849.52	242,106.24	205,565.88	463,512.52
Total Expense	60,356.04	36,849.52	242,106.24	205,565.88	463,512.52
Net Ordinary Income	-14,195.04	8,580.48	-5,853.54	21,584.12	81,647.48
Net Income	-14,195.04	8,580.48	-5,853.54	21,584.12	81,647.48