

RIVERWOOD HOA

Profit & Loss Budget Performance

April 2024

	Apr 24	Budget	Sep '23 - ...	YTD Bud...	Annual B...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	44,160.00	44,160.00	352,800.00	353,280.00	529,920.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	12,000.00	12,000.00	18,000.00
Interest and Other Income	584.08	400.00	10,480.80	3,200.00	4,800.00
Lost Income - Past Due Accts	0.00	-480.00	0.00	-3,840.00	-5,760.00
Total OPERATING INCOMES	46,244.08	45,580.00	375,280.80	364,640.00	546,960.00
Total Income	46,244.08	45,580.00	375,280.80	364,640.00	546,960.00
Gross Profit	46,244.08	45,580.00	375,280.80	364,640.00	546,960.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	208.33	1,425.00	1,666.64	2,499.96
Debt Service	5,329.57	5,329.57	42,636.56	42,636.56	63,954.84
Income Tax	0.00		101.00		
Insurance	3,030.75	3,032.67	23,391.00	24,261.36	36,392.04
Legal Expenses	0.00	83.33	32.00	666.64	999.96
Licenses and Fees	0.00	4.17	66.00	33.36	50.04
Office	0.00	83.33	464.21	666.64	999.96
Taxes, Property	0.00	208.33	2,380.41	1,666.64	2,499.96
Total Administration	8,360.32	8,949.73	70,496.18	71,597.84	107,396.76
LANDSCAPE					
Contract/Year	4,893.00	4,893.00	38,572.00	39,144.00	58,716.00
Trees & Other Landscaping	0.00	1,750.00	16,338.00	14,000.00	21,000.00
Total LANDSCAPE	4,893.00	6,643.00	54,910.00	53,144.00	79,716.00
MAINTENANCE					
General Repairs	7,318.00	6,250.00	59,425.98	50,000.00	75,000.00
Major Repairs					
New Sliding & Painting, DW 20	0.00	2,916.67	0.00	23,333.36	35,000.04
Painting 12 Houses	0.00	1,166.67	0.00	9,333.36	14,000.04
Repave Driveway 40	0.00		0.00	0.00	0.00
Major Repairs - Other	0.00		20,910.00		
Total Major Repairs	0.00	4,083.34	20,910.00	32,666.72	49,000.08
Total MAINTENANCE	7,318.00	10,333.34	80,335.98	82,666.72	124,000.08

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05/05/24

Accrual Basis

RIVERWOOD HOA
Balance Sheet
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	163,909.75
US Bank - Operating Checking	41,140.07
Total Checking/Savings	205,049.82
Accounts Receivable	
Accounts Receivable	-16,099.02
Total Accounts Receivable	-16,099.02
Total Current Assets	188,950.80
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	795,234.00
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P Northwest Bank	343,825.15
Total Long Term Liabilities	343,825.15
Total Liabilities	343,825.15
Equity	
Opening Balance Equity	402,424.34
Unrestricted Net Assets	36,663.81
Net Income	12,320.70
Total Equity	451,408.85
TOTAL LIABILITIES & EQUITY	795,234.00

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Licenses and Fees	0.00	4.17	66.00	33.36	50.04
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Major Repairs - Other	0.00		20,910.00		
Total Major Repairs	0.00	4,083.34	20,910.00	32,666.72	49,000.08
Total MAINTENANCE	7,318.00	10,333.34	80,335.98	82,666.72	124,000.08

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05/07/24

Accrual Basis

RIVERWOOD HOA
Profit & Loss Budget Performance
April 2024

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POOL					
County Health Dept. License	0.00	50.00	450.00	400.00	600.00
Emergency Telephone	0.00	29.17	125.04	233.36	350.04
Labor	0.00	700.00	0.00	5,600.00	8,400.00
Misc. Repairs	500.00	116.67	7,560.32	933.36	1,400.04
Resurface (Paint) Pool	0.00		0.00	0.00	0.00
Supplies	0.00	250.00	214.70	2,000.00	3,000.00
Total POOL	500.00	1,145.84	8,350.06	9,166.72	13,750.08
Recreation					
General	0.00	25.00	19.49	200.00	300.00
Rec. Room Cleaning	0.00	66.67	0.00	533.36	800.04
Total Recreation	0.00	91.67	19.49	733.36	1,100.04
Utilities					
Electricity	546.99	275.00	1,823.29	2,200.00	3,300.00
Garbage	3,581.10	3,553.00	28,170.40	28,424.00	42,636.00
Gas	99.04	250.00	2,523.98	2,000.00	3,000.00
Water	14,325.62	11,375.00	116,236.72	91,000.00	136,500.00
Total Utilities	18,552.75	15,453.00	148,754.39	123,624.00	185,436.00
WEB Site Development	0.00	41.67	94.00	333.36	500.04
Total OPERATING EXPENSES	39,624.07	42,658.25	362,960.10	341,266.00	511,899.00
Total Expense	39,624.07	42,658.25	362,960.10	341,266.00	511,899.00
Net Ordinary Income	6,620.01	2,921.75	12,320.70	23,374.00	35,061.00
Net Income	<u>6,620.01</u>	<u>2,921.75</u>	<u>12,320.70</u>	<u>23,374.00</u>	<u>35,061.00</u>