

RIVERWOOD HOA

Balance Sheet

As of June 30, 2024

	Jun 30, 24
ASSETS	
Current Assets	
Checking/Savings	
NW Bank - Reserves	170,960.41
US Bank - Operating Checking	31,156.59
Total Checking/Savings	202,117.00
Accounts Receivable	
Accounts Receivable	-3,096.96
Total Accounts Receivable	-3,096.96
Total Current Assets	199,020.04
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	805,303.24
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	22,389.94
Total Equity	461,478.09
TOTAL LIABILITIES & EQUITY	805,303.24

RIVERWOOD HOA

Profit & Loss

June 2024

	Jun 24
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	44,160.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	542.47
Total OPERATING INCOMES	46,202.47
Total Income	46,202.47
Gross Profit	46,202.47
Expense	
OPERATING EXPENSES	
Administration	
Debt Service	5,329.57
Insurance	3,030.75
Legal Expenses	706.62
Total Administration	9,066.94
LANDSCAPE	
Contract/Year	4,893.00
Trees & Other Landscaping	3,922.00
Total LANDSCAPE	8,815.00
MAINTENANCE	
General Repairs	3,289.35
Total MAINTENANCE	3,289.35
POOL	
Supplies	373.42
Total POOL	373.42
Utilities	
Electricity	391.90
Garbage	3,553.10
Gas	1,187.08
Water	13,320.59
Total Utilities	18,452.67
Total OPERATING EXPENSES	39,997.38
Total Expense	39,997.38
Net Ordinary Income	6,205.09
Net Income	6,205.09

RIVERWOOD HOA

Profit & Loss Budget Performance

June 2024

	Jun 24	Budget	Sep '23 - ...	YTD Bud...	Annual B...
Ordinary Income/Expense					
Income					
OPERATING INCOMES					
Fees	44,160.00	44,160.00	441,120.00	441,600.00	529,920.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	15,000.00	15,000.00	18,000.00
Interest and Other Income	542.47	400.00	11,558.52	4,000.00	4,800.00
Lost Income - Past Due Accounts	0.00	-480.00	0.00	-4,800.00	-5,760.00
Total OPERATING INCOMES	46,202.47	45,580.00	467,678.52	455,800.00	546,960.00
Total Income	46,202.47	45,580.00	467,678.52	455,800.00	546,960.00
Gross Profit	46,202.47	45,580.00	467,678.52	455,800.00	546,960.00
Expense					
OPERATING EXPENSES					
Administration					
Accounting	0.00	208.33	1,425.00	2,083.30	2,499.96
Debt Service	5,329.57	5,329.57	53,295.70	53,295.70	63,954.84
Income Tax	0.00		101.00		
Insurance	3,030.75	3,032.67	30,099.50	30,326.70	36,392.04
Legal Expenses	706.62	83.33	738.62	833.30	999.96
Licenses and Fees	0.00	4.17	101.00	41.70	50.04
Office	0.00	83.33	464.21	833.30	999.96
Taxes, Property	0.00	208.33	2,380.41	2,083.30	2,499.96
Total Administration	9,066.94	8,949.73	88,605.44	89,497.30	107,396.76
LANDSCAPE					
Contract/Year	4,893.00	4,893.00	48,358.00	48,930.00	58,716.00
Trees & Other Landscaping	3,922.00	1,750.00	20,260.00	17,500.00	21,000.00
Total LANDSCAPE	8,815.00	6,643.00	68,618.00	66,430.00	79,716.00
MAINTENANCE					
General Repairs	3,289.35	6,250.00	73,513.32	62,500.00	75,000.00
Major Repairs					
New Sliding & Painting, DW 20	0.00	2,916.67	0.00	29,166.70	35,000.04
Painting 12 Houses	0.00	1,166.67	3,672.00	11,666.70	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	24,582.00	40,833.40	49,000.08
Total MAINTENANCE	3,289.35	10,333.34	98,095.32	103,333.40	124,000.08
POOL					
County Health Dept. License	0.00	50.00	450.00	500.00	600.00
Emergency Telephone	0.00	29.17	125.04	291.70	350.04
Labor	0.00	250.00	0.00	2,500.00	3,000.00
Misc. Repairs	0.00	700.00	7,865.28	7,000.00	8,400.00
Resurface (Paint) Pool	0.00		0.00	0.00	0.00
Supplies	373.42	250.00	588.12	2,500.00	3,000.00
Total POOL	373.42	1,279.17	9,028.44	12,791.70	15,350.04
Recreation					
General	0.00	25.00	19.49	250.00	300.00
Rec. Room Cleaning	0.00	66.67	54.25	666.70	800.04
Total Recreation	0.00	91.67	73.74	916.70	1,100.04
Utilities					
Electricity	391.90	275.00	2,471.24	2,750.00	3,300.00
Garbage	3,553.10	3,553.00	35,276.60	35,530.00	42,636.00
Gas	1,187.08	250.00	3,720.67	2,500.00	3,000.00
Water	13,320.59	11,375.00	139,237.31	113,750.00	136,500.00
Total Utilities	18,452.67	15,453.00	180,705.82	154,530.00	185,436.00

11:56 AM

07/03/24

Accrual Basis

RIVERWOOD HOA
Profit & Loss Budget Performance
June 2024

	<u>Jun 24</u>	<u>Budget</u>	<u>Sep '23 - ...</u>	<u>YTD Bud...</u>	<u>Annual B...</u>
WEB Site Development	0.00	41.67	161.82	416.70	500.04
Total OPERATING EXPENSES	39,997.38	42,791.58	445,288.58	427,915.80	513,498.96
Total Expense	39,997.38	42,791.58	445,288.58	427,915.80	513,498.96
Net Ordinary Income	6,205.09	2,788.42	22,389.94	27,884.20	33,461.04
Net Income	<u>6,205.09</u>	<u>2,788.42</u>	<u>22,389.94</u>	<u>27,884.20</u>	<u>33,461.04</u>