

RIVERWOOD HOA

Profit & Loss Budget Performance

February 2025

	Feb 25	Budget	Sep '24 - Feb 25	YTD Budget
Ordinary Income/Expense				
Income				
OPERATING INCOMES				
Fees	45,000.00	46,000.00	273,480.00	276,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	8,900.00	9,000.00
Interest and Other Income	310.08	500.00	10,223.70	3,000.00
Lost Income - Past Due Accounts	0.00	-250.00	0.00	-1,500.00
Total OPERATING INCOMES	46,810.08	47,750.00	292,603.70	286,500.00
Total Income	46,810.08	47,750.00	292,603.70	286,500.00
Gross Profit	46,810.08	47,750.00	292,603.70	286,500.00
Expense				
OPERATING EXPENSES				
Administration				
Accounting	0.00	208.33	1,425.00	1,249.98
Debt Service	5,329.57	5,329.57	31,527.73	31,977.42
Income Tax	0.00		878.00	0.00
Insurance	3,030.75	3,032.66	18,184.50	18,195.96
Legal Expenses	0.00	83.33	-1,552.00	499.98
Licenses and Fees	0.00	4.16	50.00	24.96
Office	0.00	83.33	1,110.38	499.98
Taxes, Property	76.75		2,558.48	2,500.00
Total Administration	8,437.07	8,741.38	54,182.09	54,948.28
LANDSCAPE				
Contract/Year	5,137.00	4,745.92	29,846.00	28,475.52
Trees & Other Landscaping	1,500.00	2,333.33	19,508.64	13,999.98
Total LANDSCAPE	6,637.00	7,079.25	49,354.64	42,475.50
MAINTENANCE				
General Repairs	22,455.22	5,000.00	61,244.11	30,000.00
Major Repairs				
New Siding & Painting, DW 20	0.00		0.00	0.00
Painting 12 Houses	0.00	2,916.66	0.00	17,499.46
Major Repairs - Other	0.00	0.00	17,798.00	0.00
Total Major Repairs	0.00	2,916.66	17,798.00	17,499.46
Total MAINTENANCE	22,455.22	7,916.66	79,042.11	47,499.46
POOL				
County Health Dept. License	0.00	54.17	450.00	325.02
Emergency Telephone	0.00	31.25	125.84	187.50
Labor	0.00	291.67	0.00	1,750.02
Misc. Repairs	0.00	125.00	0.00	750.00
Supplies	0.00	166.66	202.70	999.96
Total POOL	0.00	668.75	778.54	4,012.50
Recreation				

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General	0.00	47.50	402.58	285.00
Rec. Room Cleaning	0.00	66.66	360.00	399.96
Total Recreation	0.00	114.16	762.58	684.96
Utilities				
Electricity	330.87	275.00	2,369.83	1,650.00
Garbage	4,015.00	4,015.00	24,105.00	24,090.00
Gas	167.12	250.00	2,471.19	1,500.00
Water	10,264.65	14,333.33	86,057.82	85,999.98
Total Utilities	14,777.64	18,873.33	115,003.84	113,239.98
WEB Site Development	295.00	41.66	348.94	249.96
Total OPERATING EXPENSES	52,601.93	43,435.19	299,472.74	263,110.64
Total Expense	52,601.93	43,435.19	299,472.74	263,110.64
Net Ordinary Income	-5,791.85	4,314.81	-6,869.04	23,389.36
Net Income	-5,791.85	4,314.81	-6,869.04	23,389.36

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February 2025

	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
OPERATING INCOMES	
Fees	552,000.00
Garage Rentals (\$100 x 15 x12)	18,000.00
Interest and Other Income	6,000.00
Lost Income - Past Due Accounts	-3,000.00
Total OPERATING INCOMES	<u>573,000.00</u>
Total Income	<u>573,000.00</u>
Gross Profit	573,000.00
Expense	
OPERATING EXPENSES	
Administration	
Accounting	2,499.96
Debt Service	63,954.84
Income Tax	0.00
Insurance	36,391.92
Legal Expenses	999.96
Licenses and Fees	49.92
Office	999.96
Taxes, Property	2,500.00
Total Administration	<u>107,396.56</u>
LANDSCAPE	
Contract/Year	56,951.04
Trees & Other Landscaping	27,999.96
Total LANDSCAPE	<u>84,951.00</u>
MAINTENANCE	
General Repairs	60,000.00
Major Repairs	
New Siding & Painting, DW 20	0.00
Painting 12 Houses	34,999.42
Major Repairs - Other	0.00
Total Major Repairs	<u>34,999.42</u>
Total MAINTENANCE	<u>94,999.42</u>
POOL	
County Health Dept. License	650.04
Emergency Telephone	375.00
Labor	3,500.04
Misc. Repairs	1,500.00
Supplies	1,999.92
Total POOL	<u>8,025.00</u>
Recreation	

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	<u>Annual Budget</u>
General	570.00
Rec. Room Cleaning	799.92
Total Recreation	1,369.92
Utiities	
Electricity	3,300.00
Garbage	48,180.00
Gas	3,000.00
Water	171,999.96
Total Utiities	226,479.96
WEB Site Development	499.92
Total OPERATING EXPENSES	523,721.78
Total Expense	523,721.78
Net Ordinary Income	49,278.22
Net Income	49,278.22