

**TWO RIVERS HOMEOWNERS ASSOCIATION  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

Printed: 10/30/19

	Cal Yr 2018 Actual	Cal Yr 2019 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2019 Forecast	9 Mo Ended 09/30/19 Actual	Remaining Budget (Unfavor)	Cal Yr 2020 Prelim Budget	BUDGET NOTES
Properties	224	256		244			264	244 as of 2019; 20 more 2020
Assessments per Property	\$ 780	\$ 780		\$ 780			\$ 780	Yearly Assessment
<b>Revenues</b>								
Total Assessments	174,498	200,000	(14,400)	185,600	138,020	(61,980)	196,430	Increase for for new homes
Compliance Fines	0	0	-	0	100	100	500	
Late Fees and Other Income	0	500	(500)	0	0	(500)	500	
Interest Income	61	70	75	145	112	42	149	3% increase
Title Prep Fees	0	0	500	500	0	0	1,875	15 new homes + 10 home sales
DRB Reimbursable	675						0	
<b>Total Revenues</b>	<b>175,233</b>	<b>200,570</b>	<b>(14,325)</b>	<b>186,245</b>	<b>138,232</b>	<b>(62,338)</b>	<b>199,454</b>	
<b>General and Admin Expenditures</b>								
Accounting/Administration/Property Mgmt	52,200	52,000	(12,378)	64,378	47,878	4,123	54,000	Estimate
Legal	900	1,000	790	210	210	790	1,200	Estimate
Monthly Assessment Billings	0	0	-	0	0	0	12,000	AmCoBi Estimate
Insurance	1,064	1,200	7	1,193	1,193	7	1,229	3% increase
Bank Fees	600	0	-	0	0	0	0	
Website Maintenance	0	0	-	0	0	0	1,000	
Office Expenses and Misc.	1,942	3,000	1,000	2,000	1,963	1,037	2,000	
<b>Total General &amp; Admin Expenditures</b>	<b>56,706</b>	<b>57,200</b>	<b>(10,581)</b>	<b>67,781</b>	<b>51,244</b>	<b>5,956</b>	<b>71,429</b>	
<b>Operating Expenditures</b>								
Landscaping & Irrigation	66,346	59,000	(22,550)	81,550	67,550	(8,550)	83,997	3% increase
Repairs and Maintenance	2,190	4,300	1,300	3,000	2,958	1,343	3,090	3% increase
Metro District Cost Reimbursement	37,088	40,000	(9,149)	49,149		40,000	46,676	Metro District Estimate
<b>Total Operating Expenses</b>	<b>105,625</b>	<b>103,300</b>	<b>(30,399)</b>	<b>133,699</b>	<b>70,508</b>	<b>32,792</b>	<b>133,763</b>	
<b>Total Expenditures</b>	<b>162,331</b>	<b>160,500</b>	<b>(40,980)</b>	<b>201,480</b>	<b>121,751</b>	<b>38,749</b>	<b>205,192</b>	
<b>Revenue Over (Under ) Expenditures</b>	<b>12,903</b>	<b>40,070</b>	<b>(55,305)</b>	<b>(15,235)</b>	<b>16,481</b>	<b>(23,589)</b>	<b>(5,737)</b>	
Beginning Fund Balance	95,742	108,644	0	108,644	108,644	0	93,409	
<b>Ending Fund Balance</b>	<b>108,644</b>	<b>148,714</b>	<b>(55,305)</b>	<b>93,409</b>	<b>125,125</b>	<b>(23,589)</b>	<b>87,671</b>	
See accompanying accountant's report.			=		=	=		

**TWO RIVERS HOMEOWNERS ASSOCIATION  
Balance Sheet**

ASSETS	12/31/18	9/30/19
<b>Current Assets:</b>		
Bank Account- Operating	24,061	2,990
Bank Account- Reserve	148,046	143,146
<b>Total Cash in Bank</b>	<b>172,107</b>	<b>146,136</b>
Accounts Receivable	21,325	31,343
Other Receivables	0	500
Allowance for Doubtful Accounts	(13,642)	(13,512)
<b>Total Current Assets</b>	<b>179,790</b>	<b>164,467</b>
<b>TOTAL ASSETS</b>	<b>179,790</b>	<b>164,467</b>
<b>LIABILITIES &amp; NET ASSETS</b>		
<b>Liabilities:</b>		
Accounts Payable	47,131	12,792
<b>Total Liabilities</b>	<b>47,131</b>	<b>12,792</b>
<b>Net Assets</b>		
Working Capital Reserve	24,015	26,550
Fund Balance	108,644	125,125
<b>Total Net Assets</b>	<b>132,659</b>	<b>151,675</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>179,790</b>	<b>164,467</b>
See accompanying accountant's report.	=	=