

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

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	Cal Yr 2020 Actual	Cal Yr 2021 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2021 Forecast	9 MO Ended 09/30/21 Actual	Remaining Forecast	Cal Yr 2022 Adopted Budget	BUDGET NOTES
Properties	249	261	-	261			261	
Assessments per Property Per Month	\$ 65.00	\$ 75.00		\$ 75.00			75.00	Monthly Assessments
		15%		0%			0%	
Revenues								
Total Assessments	169,467	234,900	-	234,900	176,262	58,638	234,900	
Compliance Fines	0	500	(200)	300	100	200	1,000	
Late Fees and Other Income	12,545	18,000	-	18,000	11,483	6,517	18,000	Est \$1,500/mo
Interest Income	27	0	25	25	13	12	25	Projected rates are less than 1%
Title Prep Fees	3,250	750	2,250	3,000	2,825	175	3,050	Average of 2020/2021
DRB Reimbursable		0		0		0	0	
Total Revenues	185,288	254,150	2,075	256,225	190,683	65,542	256,975	
General and Admin Expenditures								
Community Assn Mgmt/Accounting/Admin	34,076	55,080	30,976	24,104	15,659	8,445	25,309	5% increase
Covenant Enforcement	3,000	0	-	0	0	0	0	In-house
Legal	0	1,000	1,000	0	0	0	1,000	Estimate
Monthly Assessment Billings	12,275	12,852	-	12,852	10,043	2,809	13,238	3% increase
Insurance	1,509	1,539	(111)	1,650	1,650	0	1,363	5% increase
Bank Fees	0	0	-	0	0	0	0	
Website Maintenance	844	1,000	900	100	63	38	500	
Office Expenses and Misc.	1,372	1,000	500	500	456	44	500	
Total General & Admin Expenditures	53,076	72,471	33,265	39,206	27,870	11,336	41,910	
Operating Expenditures								
Landscaping & Irrigation	88,223	106,048	-	106,048	80,510	25,538	109,229	3% increase
Weeding & Fertilization Program	0	20,000	9,313	10,688	10,688	0	11,009	3% increase
Repairs and Maintenance	5,825	6,000	5,000	1,000	0	1,000	5,000	Allowance for Various Repairs
Metro District Cost Reimbursement	38,969	49,692	6,649	43,043	0	43,043	43,951	From Metro District Financials
Community Picnic/Events	0	0	(94)	94	94	(0)	2,000	Picnic & other sponsored events
Other Projects (Trees, Pool '21; Mailboxes '22)			(6,000)	6,000		6,000	37,500	Joint Projects with MD
Total Operating Expenses	133,018	181,740	14,868	166,873	91,292	75,581	208,689	
Total Expenditures	186,094	254,212	48,133	206,079	119,162	86,917	250,598	
Revenue Over (Under) Expenditures	(806)	(62)	50,208	50,147	71,521	(21,375)	6,377	
Beginning Fund Balance	92,489	51,689	39,994	91,683	91,683	0	118,076	
Ending Fund Balance	91,683	51,627	90,202	141,830	163,205	(21,375)	124,452	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

**TWO RIVERS HOMEOWNERS ASSOCIATION
Balance Sheet**

ASSETS	12/31/20	9/30/21
Current Assets:		
Bank Account- Operating	14,373	53,352
Bank Account- Reserve	120,864	144,374
Total Cash in Bank	135,237	197,726
Accounts Receivable	36,819	27,729
Other Receivables	0	0
Allowance for Doubtful Accounts	(9,550)	(9,550)
TOTAL ASSETS	162,506	215,906
LIABILITIES & NET ASSETS		
Liabilities:		
Accounts Payable	39,593	18,936
Total Liabilities	39,593	18,936
Net Assets		
Working Capital Reserve	31,230	33,765
Fund Balance	91,683	163,205
Total Net Assets	122,913	196,970
Total Liabilities & Net Assets	162,506	215,906

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