

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

WORKING DRAFT

Printed: 03/22/23

	Cal Yr 2021 Actual	Cal Yr 2022 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	12 M0 Ended 12/31/22 Actual	Remaining Forecast	Cal Yr 2023 Adopted Budget
Properties	261	261	-	261			261
Assessments per Property Per Month	\$ 75.00	\$ 75.00		\$ 75.00			75.00
		15%		0%			0%
Revenues							
Total Assessments	234,987	234,900	-	234,900	234,685	215	234,900
Compliance Fines	100	1,000	-	1,000	0	1,000	1,000
Late Fees and Other Income	14,696	18,000	(3,614)	14,386	14,386	(0)	12,000
Interest Income	19	25	59	84	84	0	25
Title Prep Fees	3,325	3,050	-	3,050	1,900	1,150	3,000
DRB Reimbursable		0		0		0	0
Total Revenues	253,126	256,975	(3,555)	253,420	251,055	2,365	250,925
General and Admin Expenditures							
Community Assn Mgmt/Accounting/Admin	18,572	25,309	-	25,309	17,840	7,469	26,575
Covenant Enforcement	0	0	-	0	0	0	0
Legal	0	1,000	-	1,000	0	1,000	1,000
Monthly Assessment Billings	13,132	13,238	-	13,238	13,356	(118)	13,635
Insurance	1,650	1,363	-	1,363	1,975	(612)	1,472
Bank Fees	0	0	-	0	0	0	0
Website Maintenance	63	500	-	500	75	425	500
Office Expenses and Misc.	1,640	500	-	500	1,533	(1,033)	1,000
Total General & Admin Expenditures	35,055	41,910	0	41,910	34,779	7,131	49,181
Operating Expenditures							
Landscaping & Irrigation	96,166	109,229	-	109,229	98,282	10,947	117,968
Weeding & Fertilization Program	10,688	11,009	-	11,009	7,875	3,134	11,889
Repairs and Maintenance	0	5,000	-	5,000	0	5,000	5,000
Community Picnic/Events	94	2,000	-	2,000	1,498	502	2,000
Metro District Cost Reimbursement	49,043	43,951	(26,297)	70,247	73,729	(3,482)	80,911
Other Projects (Trees, Pool '21; Mailboxes '22)		37,500	2,250	35,250	18,646	16,604	27,500
Total Operating Expenses	155,991	208,689	(24,047)	232,735	200,030	32,706	245,268
Total Expenditures	191,046	250,598	(24,047)	274,645	234,808	39,837	294,449
Revenue Over (Under) Expenditures	62,081	6,377	(27,602)	(21,225)	16,247	(37,472)	(43,524)
Beginning Fund Balance	91,683	118,076	35,689	153,764	153,764	0	132,539
Ending Fund Balance	153,764	124,452	8,087	132,539	170,011	(37,472)	89,015

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

**TWO RIVERS HOMEOWNERS ASSOCIATION
Balance Sheet**

ASSETS	12/31/21	12/31/22
Current Assets:		
Bank Account- Operating	25,323	124,441
Bank Account- Reserve	147,379	147,446
Total Cash in Bank	172,702	271,887
Accounts Receivable	24,732	35,061
Other Receivables	0	0
Allowance for Doubtful Accounts	(9,562)	(9,206)
TOTAL ASSETS	187,871	297,742
LIABILITIES & NET ASSETS		
Liabilities:		
Accounts Payable	537	94,161
Total Liabilities	537	94,161
Net Assets		
Working Capital Reserve	33,570	33,570
Fund Balance	153,764	170,011
Total Net Assets	187,334	203,581
Total Liabilities & Net Assets	187,871	297,742

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