

**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 12/31/2022 Actual	Cal Yr 2023 Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2023 Forecast	9 MO Ended 09/30/23 Actual	Remaining Forecast	Cal Yr 2024 Board Approved Budget
Properties	261	261	-	261			261
Assessments per Property Per Month	\$ 75.00	\$ 75.00		\$ 75.00			75.00
				0%			0%
Revenues							
Total Assessments	234,685	234,900	-	234,900	176,175	58,725	234,900
Compliance Fines	0	1,000	-	1,000	0	1,000	1,000
Late Fees and Other Income	14,386	12,000	1,403	13,403	13,403	0	12,000
Interest Income	84	25	391	416	416	0	400
Title Prep Fees	1,900	3,000	-	3,000	1,000	2,000	3,000
DRB Reimbursable		0		0		0	0
Total Revenues	251,055	250,925	1,794	252,719	190,994	61,725	251,300
General and Admin Expenditures							
Community Assn Mgmt/Accounting/Admin	17,840	26,574	-	26,574	12,349	14,225	27,371
Covenant Enforcement	0	0	-	0	0	0	0
Legal	0	1,000	-	1,000	0	1,000	1,000
Monthly Assessment Billings	13,356	13,635	-	13,635	9,831	3,804	14,465
Insurance	1,975	1,472	(787)	2,259	2,259	0	2,327
Bank Fees	0	0	-	0	0	0	0
Website Maintenance	75	500	-	500	452	48	500
Office Expenses and Misc.	1,533	1,000	-	1,000	464	536	1,000
Contingency		5,000	5,000	0		0	5,000
Total General & Admin Expenditures	34,779	49,182	4,213	44,969	25,355	19,613	51,663
Operating Expenditures							
Landscaping & Irrigation	98,282	117,967	-	117,967	84,528	33,439	121,506
Weeding & Fertilization Program	7,875	11,890	-	11,890	0	11,890	12,247
Repairs and Maintenance	0	5,000	5,000	0	0	0	5,000
Community Picnic/Events	1,498	2,000	2,000	0	0	0	2,000
Metro District Cost Reimbursement	73,729	80,911	-	80,911	0	80,911	81,655
Other Projects (Mail Boxes '23, Park '24)	18,646	27,500	-	27,500	0	27,500	50,000
Total Operating Expenses	200,030	245,268	7,000	238,268	84,528	153,740	272,408
Total Expenditures	234,808	294,449	11,213	283,236	109,883	173,353	324,071
Revenue Over (Under) Expenditures	16,247	(43,524)	13,007	(30,517)	81,111	(111,628)	(72,771)
Beginning Fund Balance	153,764	130,094	39,917	170,011	170,011	0	139,494
Ending Fund Balance	170,011	86,570	52,924	139,494	251,121	(111,628)	66,723

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

**TWO RIVERS HOMEOWNERS ASSOCIATION
Balance Sheet**

ASSETS	12/31/22	9/30/23
Current Assets:		
Bank Account- Operating	124,441	136,892
Bank Account- Reserve	147,446	147,723
Total Cash in Bank	271,887	284,615
Accounts Receivable	35,061	41,624
Other Receivables	0	0
Allowance for Doubtful Accounts	(9,206)	(9,206)
TOTAL ASSETS	297,742	317,033
LIABILITIES & NET ASSETS		
Liabilities:		
Accounts Payable	94,161	32,342
Total Liabilities	94,161	32,342
Net Assets		
Working Capital Reserve	33,570	33,570
Fund Balance	170,011	251,121
Total Net Assets	203,581	284,691
Total Liabilities & Net Assets	297,742	317,033

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