

	C	I	J	K	L	M	N	O
2	TWO RIVERS HOMEOWNERS ASSOCIATION							
3	STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE							
4	BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED							
5								Printed: 03/01/24
6								
7		Cal Yr	Cal Yr	Variance	Cal Yr	2 Mo		Cal Yr
8		12/31/2023	2024	Favorable	2024	Ended	Remaining	2025
9		Actual	Adopted	(Unfavor)	Forecast	02/29/24	Forecast	Prelim
10			Budget			Actual		Budget
11	Properties	261	261	-	261			261
13	Assessments per Property Per Month	\$ 75.00	\$ 75.00		\$ 75.00			80.00
14					0%			7%
15	Revenues							
16	Total Assessments	234,825	234,900	-	234,900	39,150	195,750	250,560
20	Compliance Fines	0	1,000	-	1,000	0	1,000	1,000
21	Late Fees and Other Income	17,647	12,000	-	12,000	2,682	9,318	12,000
24	Interest Income	560	400	-	400	101	299	400
25	Title Prep Fees	1,500	3,000	-	3,000	200	2,800	3,000
26	DRB Reimbursable		0		0		0	0
27	Total Revenues	254,532	251,300	0	251,300	42,133	209,167	266,960
28								
29	General and Admin Expenditures							
30	Community Assn Mgmt/Accounting/Admin	23,276	27,371	-	27,371	4,000	23,371	28,192
31	Covenant Enforcement	0	0	-	0	0	0	0
32	Legal	495	1,000	-	1,000	0	1,000	1,000
33	Monthly Assessment Billings	13,300	14,465	-	14,465	2,436	12,029	14,899
34	Insurance	2,259	2,327	-	2,327	0	2,327	2,397
36	Bank Fees	0	0	-	0	0	0	0
37	Website Maintenance	980	500	-	500	0	500	500
38	Office Expenses and Misc.	1,221	1,000	-	1,000	0	1,000	1,000
40	Contingency		5,000	-	5,000		5,000	5,000
42	Total General & Admin Expenditures	41,531	51,663	0	51,663	6,436	45,227	52,988
43								
44	Operating Expenditures							
45	Landscaping & Irrigation	100,380	121,506	-	121,506	0	121,506	125,151
46	Weeding & Fertilization Program	11,813	12,247	-	12,247	0	12,247	12,614
47	Repairs and Maintenance	0	5,000	-	5,000	0	5,000	5,000
48	Community Picnic/Events	0	2,000	-	2,000	0	2,000	2,000
49	Metro District Cost Reimbursement	92,416	81,655	-	81,655	0	81,655	81,655
50	Other Projects (Park '24)	6,547	50,000	-	50,000	0	50,000	10,000
52	Total Operating Expenses	211,155	272,408	0	272,408	0	272,408	236,420
53								
54	Total Expenditures	252,686	324,071	0	324,071	6,436	317,635	289,408
55								
56	Revenue Over (Under) Expenditures	1,847	(72,771)	0	(72,771)	35,697	(108,468)	(22,448)
57								
58	Beginning Fund Balance	170,011	139,494	32,364	171,857	171,857	0	99,086
62								
63	Ending Fund Balance	171,857	66,723	32,364	99,086	207,554	(108,468)	76,638
64	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.	=	=			=	=	
65								
66	TWO RIVERS HOMEOWNERS ASSOCIATION							
67	Balance Sheet							
68								
69	ASSETS	12/31/23				2/29/24		
70	Current Assets:							
71	Bank Account- Operating	155,540				192,147		
72	Bank Account- Reserve	147,815				147,876		
74	Total Cash in Bank	303,355				340,023		
75								
76	Accounts Receivable	35,130				30,588		
77	Other Receivables	0				0		
78	Allowance for Doubtful Accounts	(9,206)				(9,206)		
80	TOTAL ASSETS	329,279				361,405		
81								
82	LIABILITIES & NET ASSETS							
83	Liabilities:							
84	Accounts Payable	123,852				120,281		
86	Total Liabilities	123,852				120,281		
87								
88	Net Assets							
89	Working Capital Reserve	33,570				33,570		
90	Fund Balance	171,857				207,554		
92	Total Net Assets	205,427				241,124		
93								
94	Total Liabilities & Net Assets	329,279				361,405		
95	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.	=	=			=	=	