

RIVERVIEW VISTA ESTATES ASSOCIATION
Balance Sheet
as of December 31, 2022
(Preliminary and subject to financial review adjustments)

	Operating Fund	Replacement Fund	12/31/2022 Total
ASSETS			
Cash and investments			
Alliance Bank	\$ 28,663	\$ -	\$ 28,663
Edward Jones		1,189	1,189
Northwest Bank		240,184	240,184
First interstate Bank		463,888	463,888
Total Cash and investments	\$ 28,663	\$ 705,261	\$ 733,924
Dues receivable	968		968
Interfund receivable (payable)	(18,644)	18,644	-
Other receivables	15,327	344	15,671
Prepaid expenses	46,040		46,040
	-		-
TOTAL ASSETS	\$ 72,353	\$ 724,249	\$ 796,602
LIABILITIES			
Accounts payable and accrued expenses	\$ 59,472	\$ 1,330	\$ 60,802
Prepaid Dues	2,492	-	2,492
TOTAL LIABILITIES	\$ 61,964	\$ 1,330	\$ 63,294
Beginning fund balance	\$ 22,746	\$ 604,132	\$ 626,878
Current Year Net Income (Loss)	(12,357)	118,787	106,430
Ending fund balance	\$ 10,389	\$ 722,919	\$ 733,308
TOTAL LIABILITIES AND FUND BALANCES	\$ 72,353	\$ 724,249	\$ 796,602
	\$ 1	\$ -	

RIVERVIEW VISTA ESTATES
Income Statement - General Operations
for the twelve months ending December 31, 2022
(Preliminary and subject to financial review adjustments)

	10/01/2022-12/31/2022			01/01/2022-12/31/2022			YTD Variance	
	Q4 Actual	Q4 Budget	% of Budget	YTD Actual	2022 Budget	Forecast	% of Annual Budget	Actual to Forecast
Income								
Member Assessment	\$ 86,468	\$ 86,649	100%	\$ 345,740	\$ 346,597	\$ 345,740	100%	\$ 0
Total Dues Revenue	\$ 86,468	\$ 86,649	100%	\$ 345,740	\$ 346,597	345,740	100%	0
Other Income								
Interest, Late Fees and Fines	\$ 3	\$ -		\$ 10	\$ -	11		(1)
Total Other Income	\$ 3	\$ -		\$ 10	\$ -	11		(1)
Total Income	\$ 86,471	\$ 86,649	100%	\$ 345,750	\$ 346,597	\$ 345,751	100%	\$ (1)
Expenses								
Eagle Crest Mgmt, LLC Contracted Services								
Management Fee	\$ 6,224	\$ 6,224	100%	\$ 24,896	\$ 24,896	\$ 24,896	100%	\$ 0
Safety Services Fee	\$ 4,942	\$ 4,942	100%	\$ 19,767	\$ 19,767	19,767	100%	-
Accounting Fee (inc w/mgmt fee above)								-
Resort Manager Fee (inc w/mgmt fee above)								-
Common Area Grounds Maintenance	\$ 9,656	\$ 9,657	100%	\$ 38,626	\$ 38,626	38,626	100%	(0)
Total Contracted Services	\$ 20,822	\$ 20,822	100%	\$ 83,289	\$ 83,289	83,289	100%	-
Dues Expense								
Replacement Reserve Fund	\$ 27,966	\$ 27,966	100%	\$ 111,864	\$ 111,864	111,864	100%	-
Total Dues Expense	\$ 27,966	\$ 27,966	100%	\$ 111,864	\$ 111,864	111,864	100%	(0)
Grounds Maintenance								
Repair & Mtc - Landscaping	\$ -	\$ 250	0%	\$ -	\$ 1,000	1,000	0%	(1,000)
Snow Removal	\$ 1,560	\$ 550	284%	\$ 2,575	\$ 2,200	2,200	117%	375
Total Grounds Maintenance	\$ 1,560	\$ 800	195%	\$ 2,575	\$ 3,200	3,200	80%	(625)
Professional Fees								
Legal and Professional Fees	\$ 7,933	\$ 1,000	793%	\$ 1,505	\$ 4,000	1,487	38%	18
Director Travel	\$ 736	\$ 625	118%	\$ 2,518	\$ 2,500	2,775	101%	(257)
Total Professional Fees	\$ 8,669	\$ 1,625	533%	\$ 4,023	\$ 6,500	4,262	62%	(239)
Repair & Maintenance								
Repair & Mtc - Water/Sewer/Road	\$ 3,328	\$ 1,775	188%	\$ 13,715	\$ 7,100	11,138	193%	2,577
Total Repair & Maintenance	\$ 3,328	\$ 1,775	188%	\$ 13,715	\$ 7,100	11,138	193%	2,577
Utilities								
Waste Removal	\$ 3,624	\$ 3,125	116%	\$ 14,514	\$ 12,500	14,515	116%	(1)
Propane	\$ 7,654	\$ 4,818	159%	\$ 25,162	\$ 19,272	23,949	131%	1,213
Total Utilities	\$ 11,278	\$ 7,943	142%	\$ 39,676	\$ 31,772	38,464	125%	1,212
Other Expenses								
Insurance - General Liability/Property	\$ 1,692	\$ 1,175	144%	\$ 5,933	\$ 4,701	5,979	126%	(46)
Postage/mailings/misc	\$ 35	\$ 118	30%	\$ 431	\$ 471	446	92%	(15)
Total Other Expenses	\$ 1,727	\$ 1,293	134%	\$ 6,364	\$ 5,172	6,425	123%	(61)
TOTAL OPERATING EXPENSES	\$ 75,351	\$ 62,224	121%	\$ 261,506	\$ 248,897	\$ 258,642	105%	\$ 2,864
ECMA Fees:								
ECMA Water & Sewer Fees	\$ 10,434	\$ 10,434	100%	\$ 41,736	\$ 41,736	41,736	100%	-
ECMA Dues	\$ 11,562	\$ 11,562	100%	\$ 46,248	\$ 46,248	46,248	100%	-
TOTAL OPERATING EXPENSES FOR 47 RVVE UNITS	\$ 97,347	\$ 84,220	116%	\$ 349,490	\$ 336,881	\$ 346,626	104%	\$ 2,864
SPORTS CENTER FEES:								
ECMA Sports Center	\$ 1,690	\$ 1,690	100%	\$ 6,758	\$ 6,758	6,758	100%	0
ECRD Sports Center	\$ 465	\$ 465	100%	\$ 1,859	\$ 1,859	1,859	100%	0
Total Sports Center Dues	\$ 2,154	\$ 2,154	100%	\$ 8,617	\$ 8,617	8,617	100%	0
TOTAL OPERATING EXPENSES	\$ 99,501	\$ 86,375	115%	\$ 358,107	\$ 345,498	\$ 355,243	104%	\$ 2,864
NET INCOME	\$ (13,030)	\$ 275	-4743%	\$ (12,357)	\$ 1,099	\$ (9,492)	-1124%	\$ (2,865)
BEGINNING BALANCE - OPERATING FUND				\$ 22,746	\$ 4,592	\$ 22,746		\$ -
ENDING BALANCE - OPERATING FUND				\$ 10,389	\$ 5,691	\$ 13,254		\$ (2,865)

RIVERVIEW VISTA ESTATES RESERVE FUND
Income Statement - Reserves
for the twelve months ending December 31,2022
(Preliminary and subject to financial review adjustments)

	Q4 Actual	YTD Actual	Annual Budget	% of Actual to Budget
Revenue:				
Dues	\$ 27,966	\$ 111,864	\$ 111,864	100%
Interest Income	\$ 3,123	6,977	7,428	94%
Total Revenue	<u>\$ 31,089</u>	<u>\$ 118,841</u>	<u>\$ 119,292</u>	<u>100%</u>
Expenses:				
Repairs and replacements	\$ -	\$ 54	\$ 170,930	0%
Bank Fees	\$ -	-	-	0%
Income Taxes	\$ -	-	-	-
Total Expenses	<u>\$ -</u>	<u>\$ 54</u>	<u>\$ 170,930</u>	
Net Income/(Loss)	<u>\$ 31,089</u>	<u>\$ 118,787</u>	<u>\$ (51,638)</u>	<u>-230%</u>