

RIVERVIEW VISTA ESTATES ASSOCIATION
Balance Sheet
as of December 31, 2023
(Preliminary and subject to financial review adjustments)

| | Operating Fund | Replacement Fund | 12/31/2023 Total |
|--|-------------------|---------------------|---------------------|
| ASSETS | | | |
| Cash and investments | | | |
| Alliance Bank | \$ 45,298 | \$ - | \$ 45,298 |
| Edward Jones | | 1,013 | 1,013 |
| Northwest Bank | | 294,261 | 294,261 |
| First interstate Bank | | 480,910 | 480,910 |
| Total Cash and investments | \$ 45,298 | \$ 776,183 | \$ 821,481 |
| Dues receivable | 3,635 | | 3,635 |
| Interfund receivable (payable) | (38,593) | 38,593 | - |
| Other receivables | 47,911 | 344 | 48,255 |
| Prepaid expenses | 43,083 | | 43,083 |
| | - | | - |
| TOTAL ASSETS | \$ 101,333 | \$ 815,120 | \$ 916,454 |
| LIABILITIES | | | |
| Accounts payable and accrued expenses | \$ 70,629 | \$ 4,286 | \$ 74,915 |
| Prepaid Dues | 4,916 | - | 4,916 |
| TOTAL LIABILITIES | \$ 75,546 | \$ 4,286 | \$ 79,832 |
| Beginning fund balance | \$ 10,389 | \$ 722,919 | \$ 733,308 |
| Current Year Net Income (Loss) | 15,399 | 87,915 | 103,314 |
| Ending fund balance | \$ 25,788 | \$ 810,834 | \$ 836,622 |
| TOTAL LIABILITIES AND FUND BALANCES | \$ 101,333 | \$ 815,120 | \$ 916,454 |
| | \$ 0 | \$ 0 | |

RIVERVIEW VISTA ESTATES
Income Statement - General Operations
for the twelve months ending December 31, 2023
(Preliminary and subject to financial review adjustments)

| | 10/01/2023 - 12/31/2023 | | | 01/01/2023 - 12/31/2023 | | | | YTD Variance |
|--|-------------------------|-----------|-------------|-------------------------|-------------|------------|--------------------|--------------------|
| | Q4 Actual | Q4 Budget | % of Budget | YTD Actual | 2023 Budget | Forecast | % of Annual Budget | Actual to Forecast |
| Income | | | | | | | | |
| Member Assessment | \$ 104,447 | \$ 97,224 | 107% | \$ 388,896 | \$ 388,896 | \$ 388,896 | 100% | \$ - |
| Total Dues Revenue | \$ 104,447 | \$ 97,224 | 107% | \$ 388,896 | \$ 388,896 | \$ 388,896 | 100% | \$ - |
| Other Income | | | | | | | | |
| Other | \$ 6,286 | \$ - | #DIV/0! | \$ 6,286 | \$ - | \$ - | #DIV/0! | 6,286 |
| Interest, Late Fees and Fines | \$ 3 | \$ 3 | 106% | \$ 7 | \$ 11 | \$ 6 | 68% | 1 |
| Total Other Income | \$ 6,289 | \$ 3 | | \$ 6,293 | \$ 11 | \$ 6 | | 6,287 |
| Total Income | \$ 110,736 | \$ 97,227 | 114% | \$ 395,189 | \$ 388,907 | \$ 388,902 | 102% | \$ 6,287 |
| Expenses | | | | | | | | |
| Eagle Crest Mgmt, LLC Contracted Services | | | | | | | | |
| Management Fee | \$ 6,772 | \$ 6,772 | 100% | \$ 27,087 | \$ 27,087 | \$ 27,087 | 100% | \$ - |
| Safety Services Fee | \$ 5,377 | \$ 5,377 | 100% | \$ 21,507 | \$ 21,507 | \$ 21,507 | 100% | \$ - |
| Accounting Fee (inc w/mgmt fee above) | | | | | | | | \$ - |
| Resort Manager Fee (inc w/mgmt fee above) | | | | | | | | \$ - |
| Common Area Grounds Maintenance | \$ 10,506 | \$ 10,506 | 100% | \$ 42,025 | \$ 42,025 | \$ 42,025 | 100% | (0) |
| Total Contracted Services | \$ 22,655 | \$ 22,655 | 100% | \$ 90,619 | \$ 90,619 | \$ 90,619 | 100% | (0) |
| Dues Expense | | | | | | | | |
| Replacement Reserve Fund | \$ 28,945 | \$ 28,945 | 100% | \$ 115,779 | \$ 115,779 | \$ 115,779 | 100% | \$ - |
| Total Dues Expense | \$ 28,945 | \$ 28,945 | 100% | \$ 115,779 | \$ 115,779 | \$ 115,779 | 100% | (0) |
| Grounds Maintenance | | | | | | | | |
| Repair & Mtc - Landscaping | \$ - | \$ 1,250 | 0% | \$ 145 | \$ 5,000 | \$ 5,000 | 3% | (4,855) |
| Snow Removal | \$ - | \$ 550 | 0% | \$ 360 | \$ 2,200 | \$ 2,200 | 16% | (1,840) |
| Total Grounds Maintenance | \$ - | \$ 1,800 | 0% | \$ 505 | \$ 7,200 | \$ 7,200 | 7% | (6,695) |
| Professional Fees | | | | | | | | |
| Legal and Professional Fees | \$ 3,595 | \$ 2,250 | 160% | \$ 10,751 | \$ 9,000 | \$ 10,179 | 119% | 572 |
| Director Travel | \$ 614 | \$ 875 | 70% | \$ 2,984 | \$ 3,500 | \$ 3,106 | 85% | (122) |
| Total Professional Fees | \$ 4,209 | \$ 3,125 | 135% | \$ 13,735 | \$ 12,500 | \$ 13,285 | 110% | 450 |
| Repair & Maintenance | | | | | | | | |
| Repair & Mtc - Water/Sewer/Road | \$ 5,333 | \$ 1,775 | 300% | \$ 10,152 | \$ 7,100 | \$ 5,098 | 143% | 5,054 |
| Total Repair & Maintenance | \$ 5,333 | \$ 1,775 | 300% | \$ 10,152 | \$ 7,100 | \$ 5,098 | 143% | 5,054 |
| Utilities | | | | | | | | |
| Waste Removal | \$ 2,718 | \$ 3,810 | 71% | \$ 15,401 | \$ 15,241 | \$ 15,401 | 101% | (0) |
| Propane | \$ 4,630 | \$ 6,287 | 74% | \$ 16,129 | \$ 25,146 | \$ 16,971 | 64% | (842) |
| Total Utilities | \$ 7,348 | \$ 10,097 | 73% | \$ 31,530 | \$ 40,387 | \$ 32,372 | 78% | (842) |
| Other Expenses | | | | | | | | |
| Insurance - General Liability/Property | \$ 11,393 | \$ 4,160 | 274% | \$ 16,596 | \$ 16,639 | \$ 17,773 | 100% | (1,177) |
| Postage/mailings/misc | \$ 208 | \$ 118 | 177% | \$ 333 | \$ 471 | \$ 471 | 71% | (138) |
| Total Other Expenses | \$ 11,601 | \$ 4,278 | 271% | \$ 16,929 | \$ 17,110 | \$ 18,244 | 99% | (1,315) |
| TOTAL OPERATING EXPENSES | \$ 80,090 | \$ 72,674 | 110% | \$ 279,248 | \$ 290,695 | \$ 282,597 | 96% | \$ (3,349) |
| ECMA Fees: | | | | | | | | |
| ECMA Water & Sewer Fees | \$ 10,434 | \$ 10,434 | 100% | \$ 41,736 | \$ 41,736 | \$ 41,736 | 100% | \$ - |
| ECMA Dues | \$ 12,267 | \$ 12,267 | 100% | \$ 49,068 | \$ 49,068 | \$ 49,068 | 100% | \$ - |
| TOTAL OPERATING EXPENSES FOR 47 RVVE UNITS | \$ 102,791 | \$ 95,375 | 108% | \$ 370,052 | \$ 381,499 | \$ 373,401 | 97% | \$ (3,349) |
| SPORTS CENTER FEES: | | | | | | | | |
| ECMA Sports Center | \$ 1,898 | \$ 1,898 | 100% | \$ 7,590 | \$ 7,590 | \$ 7,590 | 100% | \$ - |
| ECRD Sports Center | \$ 537 | \$ 537 | 100% | \$ 2,149 | \$ 2,149 | \$ 2,149 | 100% | (0) |
| Total Sports Center Dues | \$ 2,435 | \$ 2,435 | 100% | \$ 9,739 | \$ 9,739 | \$ 9,739 | 100% | (0) |
| TOTAL OPERATING EXPENSES | \$ 105,226 | \$ 97,810 | 108% | \$ 379,791 | \$ 391,238 | \$ 383,140 | 97% | \$ (3,349) |
| NET INCOME | \$ 5,510 | \$ (583) | -946% | \$ 15,399 | \$ (2,331) | \$ 5,762 | -661% | \$ 9,637 |
| BEGINNING BALANCE - OPERATING FUND | | | | \$ 10,389 | \$ 10,389 | \$ 10,389 | | \$ - |
| ENDING BALANCE - OPERATING FUND | | | | \$ 25,788 | \$ 8,058 | \$ 16,151 | | \$ 9,637 |

RIVERVIEW VISTA ESTATES RESERVE FUND
Income Statement - Reserves
for the twelve months ending December 31, 2023
(Preliminary and subject to financial review adjustments)

| | Q4 Actual | YTD Actual | Annual Budget | % of Actual to Budget |
|--------------------------|------------|------------|---------------|-----------------------|
| Revenue: | | | | |
| Dues | \$ 28,945 | \$ 115,779 | \$ 115,779 | 100% |
| Interest Income | \$ 6,510 | 26,795 | 8,665 | 309% |
| Total Revenue | \$ 35,454 | \$ 142,574 | \$ 124,444 | 115% |
| Expenses: | | | | |
| Repairs and replacements | \$ 44,710 | \$ 54,659 | \$ 39,474 | 138% |
| Bank Fees | \$ - | - | - | 0% |
| Income Taxes | \$ - | - | - | |
| Total Expenses | \$ 44,710 | \$ 54,659 | \$ 39,474 | |
| Net Income/(Loss) | \$ (9,256) | \$ 87,915 | \$ 84,970 | 103% |