

RIVERVIEW VISTA ESTATES ASSOCIATION
Balance Sheet
as of December 31, 2020

	Operating Fund	Replacement Fund	9/30/2020 Total
ASSETS			
Cash and investments			
Alliance Bank	\$ 13,523	\$ -	\$ 13,523
Edward Jones		2,249	2,249
Northwest Bank		120,015	120,015
First interstate Bank	-	413,064	413,064
Total Cash and investments	\$ 13,523	\$ 535,328	\$ 548,852
Dues receivable	5,726		5,726
Interfund receivable (payable)	-	-	-
Other receivables	-		-
Prepaid expenses	3,336	5,620	8,956
	-		-
TOTAL ASSETS	\$ 22,585	\$ 540,948	\$ 563,533
LIABILITIES			
Accounts payable and accrued expenses	\$ 3,791	\$ 4,400	\$ 8,191
Prepaid Dues	6,267	-	6,267
TOTAL LIABILITIES	\$ 10,057	\$ 4,400	\$ 14,457
Beginning fund balance	\$ 6,648	\$ 425,096	\$ 431,744
Current Year Net Income (Loss)	5,880	111,452	117,332
Ending fund balance	\$ 12,528	\$ 536,548	\$ 549,076
TOTAL LIABILITIES AND FUND BALANCES	\$ 22,585	\$ 540,948	\$ 563,533
	\$ -	\$ -	

RIVERVIEW VISTA ESTATES
Income Statement - General Operations
for the three months ending December 31, 2020

		10/01/2020-12/31/2020			01/01/2020-12/31/2020		
		Q4 Actual	Q4 Budget	% of Budget	YTD Actual	2020 Budget	% of Annual Budget
Income							
39510	Member Assessment	\$ 79,020	\$ 80,746	98%	\$ 316,081	\$ 322,982	98%
	Total Dues Revenue	\$ 79,020	\$ 80,746	98%	\$ 316,081	\$ 322,982	98%
Other Income							
39180	Interest/Late Fees/Fines	\$ 1,434	\$ -		\$ 1,447	\$ -	
	Total Other Income	\$ 1,434	\$ -		\$ 1,447	\$ -	
	Total Income	\$ 80,454	\$ 80,746	100%	\$ 317,528	\$ 322,982	98%
Expenses							
Eagle Crest Mgmt, LLC Contracted Services							
60236	Management Fee	\$ 5,852	\$ 5,852	100%	\$ 23,407	\$ 23,407	100%
60304	Safety Services Fee	\$ 4,646	\$ 4,646	100%	\$ 18,585	\$ 18,585	100%
	Accounting Fee (inc w/mgmt fee above)						
	Resort Manager Fee (inc w/mgmt fee above)						
60344	Common Area Grounds Maintenance	\$ 9,079	\$ 9,079	100%	\$ 36,316	\$ 36,316	100%
	Total Contracted Services	\$ 19,577	\$ 19,577	100%	\$ 78,308	\$ 78,308	100%
Dues Expense							
60308	Replacement Reserve Fund	\$ 26,107	\$ 26,107	100%	\$ 104,426	\$ 104,426	100%
	Total Dues Expense	\$ 26,107	\$ 26,107	100%	\$ 104,426	\$ 104,426	100%
Grounds Maintenance							
	Repair & Mtc - Landscaping	\$ -	\$ 75	0%	\$ -	\$ 300	0%
60361	Snow Removal	\$ -	\$ 550	0%	\$ 339	\$ 2,200	15%
	Total Grounds Maintenance	\$ -	\$ 625	0%	\$ 339	\$ 2,500	14%
Professional Fees							
60147,60252,6C	Legal and Professional Fees	\$ (811)	\$ 1,000	-81%	\$ 9,574	\$ 4,000	239%
60163	Director Travel	\$ 242	\$ 750	32%	\$ 595	\$ 3,000	20%
	Total Professional Fees	\$ (569)	\$ 1,750	-33%	\$ 10,169	\$ 7,000	145%
Repair & Maintenance							
60336,60353	Repair & Mtc - Water/Sewer/Road	\$ 1,147	\$ 1,775	65%	\$ 4,592	\$ 7,100	65%
	Total Repair & Maintenance	\$ 1,147	\$ 1,775	65%	\$ 4,592	\$ 7,100	65%
Utilities							
60360	Waste Removal	\$ 1,890	\$ 2,800	68%	\$ 7,566	\$ 11,198	68%
60502	Propane	\$ 5,726	\$ 3,450	166%	\$ 12,846	\$ 13,800	93%
	Total Utilities	\$ 7,616	\$ 6,250	122%	\$ 20,412	\$ 24,998	82%
Other Expenses							
80250,80350	Insurance - General Liability/Property	\$ 1,001	\$ 1,119	89%	\$ 3,843	\$ 4,475	86%
60142,60190	Postage/mailings/misc	\$ 51	\$ 300	17%	\$ 421	\$ 1,200	35%
	Total Other Expenses	\$ 1,052	\$ 1,419	74%	\$ 4,264	\$ 5,675	75%
	TOTAL OPERATING EXPENSES	\$ 54,929	\$ 57,502	96%	\$ 222,508	\$ 230,007	97%
ECMA Fees:							
60505	ECMA Water & Sewer Fees	\$ 9,870	\$ 9,870	100%	\$ 39,480	\$ 39,480	100%
60301	ECMA Dues	\$ 10,716	\$ 10,716	100%	\$ 42,864	\$ 42,864	100%
	TOTAL OPERATING EXPENSES FOR 47 RVVE UNITS	\$ 75,515	\$ 78,088	97%	\$ 304,852	\$ 312,351	98%
SPORTS CENTER FEES:							
60314	ECMA Sports Center	\$ 1,478	\$ 1,183	125%	\$ 5,322	\$ 4,730	113%
60315	ECRD Sports Center	\$ 409	\$ 328	125%	\$ 1,474	\$ 1,311	112%
	Total Sports Center Dues	\$ 1,887	\$ 1,510	125%	\$ 6,796	\$ 6,041	112%
	TOTAL OPERATING EXPENSES	\$ 77,402	\$ 79,598	97%	\$ 311,648	\$ 318,392	98%
	NET INCOME	\$ 3,052	\$ 1,148	266%	\$ 5,880	\$ 4,590	128%
	BEGINNING BALANCE - OPERATING FUND	\$ 6,648			\$ 6,648	\$ 4,418	
	ENDING BALANCE - OPERATING FUND	\$ 9,700			\$ 12,528	\$ 9,008	

RIVERVIEW VISTA ESTATES RESERVE FUND
Income Statement - Reserves
for the three months ending December 31, 2020

	Q4 Actual	YTD Actual	Annual Budget	% of Actual to Budget
Revenue:				
Dues	\$ 26,107	\$ 104,426	\$ 104,426	100%
Interest Income	634	7,068	6,256	113%
Total Revenue	<u>\$ 26,741</u>	<u>\$ 111,494</u>	<u>\$ 110,682</u>	<u>101%</u>
Expenses:				
Repairs and replacements	\$ -	\$ -	\$ 46,734	0%
Bank Fees	-			0%
Income Taxes	42	42		
Total Expenses	<u>\$ 42</u>	<u>\$ 42</u>	<u>\$ 46,734</u>	
Net Income/(Loss)	<u>\$ 26,699</u>	<u>\$ 111,452</u>	<u>\$ 63,948</u>	<u>174%</u>