

	C	D	J	K	L	M
2	CONFLUENCE AT TWO RIVERS COMMUNITY ASSOCIATION					
3	STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE					
4	BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATE 12/27/25					
5						
6		Cal Yr		Cal Yr		Cal Yr
7		2025		2026		2027
8		Prelim		Prelim		Prelim
9		Budget		Budget		Budget
10			1st Half	2nd Half	Total	
11	Properties	8	30	46	46	46
13	Operating Assessments per Property Per Month	\$ 128.72	\$ 133.87	\$ 133.87	\$ 133.87	\$ 139.22
14	Replacement Assessments per Property Per Month	\$ 12.68	\$ 13.19	\$ 13.19	\$ 13.19	\$ 13.71
15						
16	Revenues					
17	<i>Operating Assessments</i>	1,287	14,726	32,664	47,390	76,851
18	<i>Reserve Assessments</i>	127	1,662	3,218	4,879	7,571
19	Declarant Deficit Assessment	5,000	2,500	2,500	5,000	0
20	Late Fees and Other Income	0	0	0	0	844
21	Interest Income	0	0	0	0	0
22	Title Prep Fees	1,600	4,620	3,360	7,980	441
23	Total Revenues	8,014	23,507	41,742	65,249	85,707
24						
25	General and Admin Expenditures					
26	Community Assn Mgmt/Accounting/Admin	6,300	12,600	12,600	25,200	26,208
27	Covenant Enforcement (Incl in MD Cost Reimb)		0	0	0	0
28	Legal	0	0	500	500	500
29	Monthly Assessment Billings	0	117	342	459	828
30	Insurance	138	825	1,075	1,900	1,995
31	Office Expenses and Misc.	50	250	500	750	788
32	Website	0	0	500	500	500
33	Metro District Cost Reimbursement	0	0	8,689	8,689	9,124
34	Contingency	0	0	0	0	0
36	Total General & Admin Expenditures	6,488	13,792	24,206	37,998	39,942
37						
38	Operating Expenditures					
39	Landscaping & Irrigation	0	1,333	3,467	4,800	4,992
40	Weeding & Fertilization Program	0	813	813	1,625	2,197
41	Pest Control	0	0	0	0	0
42	Snow Removal	945	3,780	1,075	4,855	6,388
43	Repairs and Maintenance	0	1,000	1,000	2,000	2,000
44	Road/Parking Maintenance Expense	0	0	0	0	0
45	Trash	290	3,481	4,526	8,007	9,051
46	Water - Irrigation	0	452	452	903	1,221
47	Electricity - Irrigation	0	180	180	360	487
48	Community Picnic/Events	0	0	500	500	500
49	Contingency	0	1,104	1,201	2,305	2,397
51	Total Operating Expenses	1,235	12,143	13,212	25,355	29,233
52						
53	Total Expenditures	7,723	25,935	37,419	63,353	69,176
54						
55	Revenue Over (Under) Expenditures	291	(2,427)	4,323	1,895	16,531
56						
57	Beginning Fund Balance	0	165	(3,924)	165	(2,819)
58	<i>Cap Reserve (xfer)</i>	(127)	(1,662)	(3,218)	(4,879)	(7,571)
59						
60	Ending Fund Balance	165	(3,924)	(2,819)	(2,819)	6,142
61	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.					