

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

BALANCE SHEET

As of: 01/31/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$127,850.94
01011-000	Alliance Bank - Operating	\$337,642.72
01013-000	Alliance Bank - Reserves/WC	\$158,557.90
	TOTAL ASSETS	\$624,151.56

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings - Main	\$166,032.22
03900-100	Retained Earnings - Sahale	\$91,213.78
03900-200	Retained Earnings - Orchard Place	\$12,290.91
03900-300	Retained Earnings - Trailhead Townhomes	\$26,378.73
03900-400	Retained Earnings - RETC	\$26,403.43
03900-900	Retained Earnings - Main Reserves	\$78,195.82
03900-901	Retained Earnings - Sahale Reserves	\$57,651.39
03900-903	Retained Earnings - Trailhead Townhomes Reserves	\$14,700.00
03900-904	Retained Earnings - RETC Reserves	\$7,000.00
	Current Year Net Income/(Loss)	\$144,285.28
	TOTAL EQUITY	\$624,151.56
	TOTAL LIABILITIES AND EQUITY	\$624,151.56

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
05000-901 Capital Reserve Income - ST	983.00	983.00	0.00	983.00	983.00	0.00	11,800.00
05000-903 Capital Reserve Income - TT	225.00	225.00	0.00	225.00	225.00	0.00	2,700.00
05000-904 Capital Reserve Income - RETC	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
05010-000 Dues	126,740.14	118,392.81	8,347.33	126,740.14	118,392.81	8,347.33	381,912.31
05010-100 Dues - ST	12,365.28	7,219.80	5,145.48	12,365.28	7,219.80	5,145.48	86,637.60
05010-200 Dues -OP	7,897.27	5,550.00	2,347.27	7,897.27	5,550.00	2,347.27	66,600.00
05010-300 Dues - TT	5,421.37	3,330.00	2,091.37	5,421.37	3,330.00	2,091.37	39,960.00
05010-400 Dues - RETC	6,918.00	7,585.00	(667.00)	6,918.00	7,585.00	(667.00)	91,020.00
05011-000 Dues - Apartments	1,386.00	1,386.00	0.00	1,386.00	1,386.00	0.00	16,632.00
05012-000 Dues - Builder	693.00	346.50	346.50	693.00	346.50	346.50	6,930.00
05012-400 Dues - Builder - RETC	0.00	0.00	0.00	0.00	0.00	0.00	3,330.00
05014-000 Transfer Fee	(1,050.00)	0.00	(1,050.00)	(1,050.00)	0.00	(1,050.00)	0.00
05020-000 Late Charges	45.74	200.00	(154.26)	45.74	200.00	(154.26)	4,800.00
05021-000 Late Interest	7.74	30.00	(22.26)	7.74	30.00	(22.26)	460.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	200.00	0.00	200.00	200.00	0.00	200.00	0.00
05032-000 Lien Income	33.00	0.00	33.00	33.00	0.00	33.00	0.00
05045-000 Initiation Fees	(521.00)	0.00	(521.00)	(521.00)	0.00	(521.00)	0.00
05045-900 Initiation Fees - Capital Rese...	675.00	350.00	325.00	675.00	350.00	325.00	1,000.00
05050-000 Interest Income	466.25	460.00	6.25	466.25	460.00	6.25	5,520.00
05050-900 Interest Income - Capital Rese...	47.69	25.00	22.69	47.69	25.00	22.69	300.00
Income Total	164,623.48	148,133.11	16,490.37	164,623.48	148,133.11	16,490.37	744,201.91
Total Income	164,623.48	148,133.11	16,490.37	164,623.48	148,133.11	16,490.37	744,201.91

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	9,900.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	140.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	3,685.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,403.60
06415-000 Electricity & Gas	4,728.46	4,110.00	(618.46)	4,728.46	4,110.00	(618.46)	51,604.00
06415-100 Electricity & Gas - ST	232.73	238.16	5.43	232.73	238.16	5.43	2,857.92
06415-300 Electricity & Gas - TT	51.17	53.45	2.28	51.17	53.45	2.28	641.40
06415-400 Electricity & Gas - RETC	25.45	27.04	1.59	25.45	27.04	1.59	432.64
06420-000 Water	108.80	195.00	86.20	108.80	195.00	86.20	18,130.00
06420-100 Water - ST	0.00	0.00	0.00	0.00	0.00	0.00	4,690.00
06420-300 Water - TT	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00
06420-400 Water - RETC	0.00	0.00	0.00	0.00	0.00	0.00	618.75
06615-000 Snow Removal	0.00	6,245.70	6,245.70	0.00	6,245.70	6,245.70	20,819.00
06615-100 Snow Removal - ST	0.00	4,201.95	4,201.95	0.00	4,201.95	4,201.95	14,006.50
06615-200 Snow Removal - OP	0.00	4,120.20	4,120.20	0.00	4,120.20	4,120.20	13,734.00
06615-300 Snow Removal - TT	0.00	2,272.65	2,272.65	0.00	2,272.65	2,272.65	7,575.50
06615-400 Snow Removal - RETC	0.00	5,706.15	5,706.15	0.00	5,706.15	5,706.15	19,020.50
06620-000 Reserve Funding	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
06620-100 Reserve Funding - ST	983.00	983.00	0.00	983.00	983.00	0.00	11,800.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06620-300 Reserve Funding - TT	225.00	225.00	0.00	225.00	225.00	0.00	2,700.00
06620-400 Reserve Funding - RETC	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
06621-900 Capital Expenses - Main	0.00	0.00	0.00	0.00	0.00	0.00	23,000.00
06621-901 Capital Expenses - ST	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
06621-903 Capital Expenses - TT	2,970.00	0.00	(2,970.00)	2,970.00	0.00	(2,970.00)	2,500.00
06626-000 Postage	1,917.27	2,000.00	82.73	1,917.27	2,000.00	82.73	7,990.00
06630-000 Repairs and Maint	464.32	475.00	10.68	464.32	475.00	10.68	6,665.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	129,621.14
06810-100 Commons Mowing - ST	0.00	0.00	0.00	0.00	0.00	0.00	20,089.07
06810-200 Commons Mowing - OP	0.00	0.00	0.00	0.00	0.00	0.00	28,763.81
06810-300 Commons Mowing - TT	0.00	0.00	0.00	0.00	0.00	0.00	15,049.74
06810-400 Homes Mowing - RETC	0.00	0.00	0.00	0.00	0.00	0.00	35,601.60
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	13,374.30
06820-100 Commons Fertilizing - ST	0.00	0.00	0.00	0.00	0.00	0.00	2,975.70
06820-200 Commons Fertilizing - OP	0.00	0.00	0.00	0.00	0.00	0.00	3,803.34
06820-300 Commons Fertilizing - TT	0.00	0.00	0.00	0.00	0.00	0.00	1,435.20
06820-400 Commons Fertilizing - RETC	0.00	0.00	0.00	0.00	0.00	0.00	1,776.42
06830-000 Commons Turf Spray	0.00	0.00	0.00	0.00	0.00	0.00	12,441.86
06830-100 Commons Turf Spray -ST	0.00	0.00	0.00	0.00	0.00	0.00	1,441.84
06830-200 Commons Turf Spray - OP	0.00	0.00	0.00	0.00	0.00	0.00	1,530.89
06830-300 Commons Turf Spray-TT	0.00	0.00	0.00	0.00	0.00	0.00	659.17
06830-400 Commons Turf Spray-RETC	0.00	0.00	0.00	0.00	0.00	0.00	2,015.96
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	15,440.00
06843-100 Tree Program - ST	0.00	0.00	0.00	0.00	0.00	0.00	4,155.82
06843-200 Tree Program - OP	0.00	0.00	0.00	0.00	0.00	0.00	1,414.28
06843-300 Tree Program - TT	0.00	0.00	0.00	0.00	0.00	0.00	1,241.00
06843-400 Tree Program - RETC	0.00	0.00	0.00	0.00	0.00	0.00	2,045.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	5,854.99
06860-100 Sprinkler Turn On/Off-ST	0.00	0.00	0.00	0.00	0.00	0.00	1,845.39
06860-200 Sprinkler Turn On/Off-OP	0.00	0.00	0.00	0.00	0.00	0.00	1,604.53
06860-300 Sprinkler Turn On/Off-TT	0.00	0.00	0.00	0.00	0.00	0.00	844.46
06860-400 Sprinkler Turn On/Off-RETC	0.00	0.00	0.00	0.00	0.00	0.00	2,658.51
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	20,950.00
06880-100 Landscape Labor - ST	0.00	0.00	0.00	0.00	0.00	0.00	4,100.00
06880-200 Landscape Labor - OP	0.00	0.00	0.00	0.00	0.00	0.00	1,280.00
06880-300 Landscape Labor - TT	0.00	0.00	0.00	0.00	0.00	0.00	3,050.00
06880-400 Landscape Labor - RETC	0.00	0.00	0.00	0.00	0.00	0.00	4,850.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	11,583.78
06890-100 Misc. Landscape - ST	0.00	0.00	0.00	0.00	0.00	0.00	13,148.91
06890-200 Misc. Landscape - OP	0.00	0.00	0.00	0.00	0.00	0.00	10,418.18
06890-300 Misc. Landscape - TT	0.00	0.00	0.00	0.00	0.00	0.00	3,637.33
06890-400 Misc. Landscape-RETC	0.00	0.00	0.00	0.00	0.00	0.00	10,015.20
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	596.51
06891-100 Swale Maintenance - ST	0.00	0.00	0.00	0.00	0.00	0.00	118.70
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	181.33
07505-000 Management Fee	4,926.00	4,950.00	24.00	4,926.00	4,950.00	24.00	60,030.00
07505-100 Management Fee - ST	708.00	708.00	0.00	708.00	708.00	0.00	8,496.00
07505-200 Management Fee - OP	240.00	240.00	0.00	240.00	240.00	0.00	2,880.00
07505-300 Management Fee - TT	216.00	216.00	0.00	216.00	216.00	0.00	2,592.00
07505-400 Management Fee - RETC	492.00	492.00	0.00	492.00	492.00	0.00	5,904.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	420.00
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,686.60
Expense Total	20,338.20	39,509.30	19,171.10	20,338.20	39,509.30	19,171.10	748,146.37
Total Expense	20,338.20	39,509.30	19,171.10	20,338.20	39,509.30	19,171.10	748,146.37
Net Income	144,285.28	108,623.81	35,661.47	144,285.28	108,623.81	35,661.47	(3,944.46)

River Crossing HOA

Run Date: 02/23/2026
Run Time: 07:20 AM

INCOME STATEMENT

Main

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	126,740.14	118,392.81	8,347.33	126,740.14	118,392.81	8,347.33	381,912.31
05011-000 Dues - Apartments	1,386.00	1,386.00	0.00	1,386.00	1,386.00	0.00	16,632.00
05012-000 Dues - Builder	693.00	346.50	346.50	693.00	346.50	346.50	6,930.00
05014-000 Transfer Fee	(1,050.00)	0.00	(1,050.00)	(1,050.00)	0.00	(1,050.00)	0.00
05020-000 Late Charges	45.74	200.00	(154.26)	45.74	200.00	(154.26)	4,800.00
05021-000 Late Interest	7.74	30.00	(22.26)	7.74	30.00	(22.26)	460.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	200.00	0.00	200.00	200.00	0.00	200.00	0.00
05032-000 Lien Income	33.00	0.00	33.00	33.00	0.00	33.00	0.00
05045-000 Initiation Fees	(521.00)	0.00	(521.00)	(521.00)	0.00	(521.00)	0.00
05050-000 Interest Income	466.25	460.00	6.25	466.25	460.00	6.25	5,520.00
Income Total	128,040.87	120,815.31	7,225.56	128,040.87	120,815.31	7,225.56	416,254.31
Total Income	128,040.87	120,815.31	7,225.56	128,040.87	120,815.31	7,225.56	416,254.31

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	9,900.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	140.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	3,685.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,403.60
06415-000 Electricity & Gas	4,728.46	4,110.00	(618.46)	4,728.46	4,110.00	(618.46)	51,604.00
06420-000 Water	108.80	195.00	86.20	108.80	195.00	86.20	18,130.00
06615-000 Snow Removal	0.00	6,245.70	6,245.70	0.00	6,245.70	6,245.70	20,819.00
06620-000 Reserve Funding	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
06626-000 Postage	1,917.27	2,000.00	82.73	1,917.27	2,000.00	82.73	7,990.00
06630-000 Repairs and Maint	464.32	475.00	10.68	464.32	475.00	10.68	6,665.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	129,621.14
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	13,374.30
06830-000 Commons Turf Spray	0.00	0.00	0.00	0.00	0.00	0.00	12,441.86
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	15,440.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	5,854.99
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	20,950.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	11,583.78
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	596.51
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	181.33
07505-000 Management Fee	4,926.00	4,950.00	24.00	4,926.00	4,950.00	24.00	60,030.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	420.00
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,686.60
Expense Total	13,644.85	19,475.70	5,830.85	13,644.85	19,475.70	5,830.85	410,517.11
Total Expense	13,644.85	19,475.70	5,830.85	13,644.85	19,475.70	5,830.85	410,517.11
Net Income	114,396.02	101,339.61	13,056.41	114,396.02	101,339.61	13,056.41	5,737.20

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Sahale

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - ST	12,365.28	7,219.80	5,145.48	12,365.28	7,219.80	5,145.48	86,637.60
Income Total	12,365.28	7,219.80	5,145.48	12,365.28	7,219.80	5,145.48	86,637.60
Total Income	12,365.28	7,219.80	5,145.48	12,365.28	7,219.80	5,145.48	86,637.60

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-100 Electricity & Gas - ST	232.73	238.16	5.43	232.73	238.16	5.43	2,857.92
06420-100 Water - ST	0.00	0.00	0.00	0.00	0.00	0.00	4,690.00
06615-100 Snow Removal - ST	0.00	4,201.95	4,201.95	0.00	4,201.95	4,201.95	14,006.50
06620-100 Reserve Funding - ST	983.00	983.00	0.00	983.00	983.00	0.00	11,800.00
06810-100 Commons Mowing - ST	0.00	0.00	0.00	0.00	0.00	0.00	20,089.07
06820-100 Commons Fertilizing - ST	0.00	0.00	0.00	0.00	0.00	0.00	2,975.70
06830-100 Commons Turf Spray -ST	0.00	0.00	0.00	0.00	0.00	0.00	1,441.84
06843-100 Tree Program - ST	0.00	0.00	0.00	0.00	0.00	0.00	4,155.82
06860-100 Sprinkler Turn On/Off-ST	0.00	0.00	0.00	0.00	0.00	0.00	1,845.39
06880-100 Landscape Labor - ST	0.00	0.00	0.00	0.00	0.00	0.00	4,100.00
06890-100 Misc. Landscape - ST	0.00	0.00	0.00	0.00	0.00	0.00	13,148.91
06891-100 Swale Maintenance - ST	0.00	0.00	0.00	0.00	0.00	0.00	118.70
07505-100 Management Fee - ST	708.00	708.00	0.00	708.00	708.00	0.00	8,496.00
Expense Total	1,923.73	6,131.11	4,207.38	1,923.73	6,131.11	4,207.38	89,725.85
Total Expense	1,923.73	6,131.11	4,207.38	1,923.73	6,131.11	4,207.38	89,725.85
Net Income	10,441.55	1,088.69	9,352.86	10,441.55	1,088.69	9,352.86	(3,088.25)

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Orchard Place

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-200 Dues -OP	7,897.27	5,550.00	2,347.27	7,897.27	5,550.00	2,347.27	66,600.00
Income Total	7,897.27	5,550.00	2,347.27	7,897.27	5,550.00	2,347.27	66,600.00
Total Income	7,897.27	5,550.00	2,347.27	7,897.27	5,550.00	2,347.27	66,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06615-200 Snow Removal - OP	0.00	4,120.20	4,120.20	0.00	4,120.20	4,120.20	13,734.00
06810-200 Commons Mowing - OP	0.00	0.00	0.00	0.00	0.00	0.00	28,763.81
06820-200 Commons Fertilizing - OP	0.00	0.00	0.00	0.00	0.00	0.00	3,803.34
06830-200 Commons Turf Spray - OP	0.00	0.00	0.00	0.00	0.00	0.00	1,530.89
06843-200 Tree Program - OP	0.00	0.00	0.00	0.00	0.00	0.00	1,414.28
06860-200 Sprinkler Turn On/Off-OP	0.00	0.00	0.00	0.00	0.00	0.00	1,604.53
06880-200 Landscape Labor - OP	0.00	0.00	0.00	0.00	0.00	0.00	1,280.00
06890-200 Misc. Landscape - OP	0.00	0.00	0.00	0.00	0.00	0.00	10,418.18
07505-200 Management Fee - OP	240.00	240.00	0.00	240.00	240.00	0.00	2,880.00
Expense Total	240.00	4,360.20	4,120.20	240.00	4,360.20	4,120.20	65,429.03
Total Expense	240.00	4,360.20	4,120.20	240.00	4,360.20	4,120.20	65,429.03
Net Income	7,657.27	1,189.80	6,467.47	7,657.27	1,189.80	6,467.47	1,170.97

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Trailhead Townhomes

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-300 Dues - TT	5,421.37	3,330.00	2,091.37	5,421.37	3,330.00	2,091.37	39,960.00
Income Total	5,421.37	3,330.00	2,091.37	5,421.37	3,330.00	2,091.37	39,960.00
Total Income	5,421.37	3,330.00	2,091.37	5,421.37	3,330.00	2,091.37	39,960.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-300 Electricity & Gas - TT	51.17	53.45	2.28	51.17	53.45	2.28	641.40
06420-300 Water - TT	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00
06615-300 Snow Removal - TT	0.00	2,272.65	2,272.65	0.00	2,272.65	2,272.65	7,575.50
06620-300 Reserve Funding - TT	225.00	225.00	0.00	225.00	225.00	0.00	2,700.00
06810-300 Commons Mowing - TT	0.00	0.00	0.00	0.00	0.00	0.00	15,049.74
06820-300 Commons Fertilizing - TT	0.00	0.00	0.00	0.00	0.00	0.00	1,435.20
06830-300 Commons Turf Spray-TT	0.00	0.00	0.00	0.00	0.00	0.00	659.17
06843-300 Tree Program - TT	0.00	0.00	0.00	0.00	0.00	0.00	1,241.00
06860-300 Sprinkler Turn On/Off-TT	0.00	0.00	0.00	0.00	0.00	0.00	844.46
06880-300 Landscape Labor - TT	0.00	0.00	0.00	0.00	0.00	0.00	3,050.00
06890-300 Misc. Landscape - TT	0.00	0.00	0.00	0.00	0.00	0.00	3,637.33
07505-300 Management Fee - TT	216.00	216.00	0.00	216.00	216.00	0.00	2,592.00
Expense Total	492.17	2,767.10	2,274.93	492.17	2,767.10	2,274.93	40,435.80
Total Expense	492.17	2,767.10	2,274.93	492.17	2,767.10	2,274.93	40,435.80
Net Income	4,929.20	562.90	4,366.30	4,929.20	562.90	4,366.30	(475.80)

River Crossing HOA
INCOME STATEMENT
 East Townhome Cottages
 Start: 01/01/2026 | End: 01/31/2026

Run Date: 02/23/2026
 Run Time: 07:20 AM

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-400 Dues - RETC	6,918.00	7,585.00	(667.00)	6,918.00	7,585.00	(667.00)	91,020.00
05012-400 Dues - Builder - RETC	0.00	0.00	0.00	0.00	0.00	0.00	3,330.00
Income Total	6,918.00	7,585.00	(667.00)	6,918.00	7,585.00	(667.00)	94,350.00
Total Income	6,918.00	7,585.00	(667.00)	6,918.00	7,585.00	(667.00)	94,350.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-400 Electricity & Gas - RETC	25.45	27.04	1.59	25.45	27.04	1.59	432.64
06420-400 Water - RETC	0.00	0.00	0.00	0.00	0.00	0.00	618.75
06615-400 Snow Removal - RETC	0.00	5,706.15	5,706.15	0.00	5,706.15	5,706.15	19,020.50
06620-400 Reserve Funding - RETC	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
06810-400 Homes Mowing - RETC	0.00	0.00	0.00	0.00	0.00	0.00	35,601.60
06820-400 Commons Fertilizing - RETC	0.00	0.00	0.00	0.00	0.00	0.00	1,776.42
06830-400 Commons Turf Spray-RETC	0.00	0.00	0.00	0.00	0.00	0.00	2,015.96
06843-400 Tree Program - RETC	0.00	0.00	0.00	0.00	0.00	0.00	2,045.00
06860-400 Sprinkler Turn On/Off-RETC	0.00	0.00	0.00	0.00	0.00	0.00	2,658.51
06880-400 Landscape Labor - RETC	0.00	0.00	0.00	0.00	0.00	0.00	4,850.00
06890-400 Misc. Landscape-RETC	0.00	0.00	0.00	0.00	0.00	0.00	10,015.20
07505-400 Management Fee - RETC	492.00	492.00	0.00	492.00	492.00	0.00	5,904.00
Expense Total	1,067.45	6,775.19	5,707.74	1,067.45	6,775.19	5,707.74	91,538.58
Total Expense	1,067.45	6,775.19	5,707.74	1,067.45	6,775.19	5,707.74	91,538.58
Net Income	5,850.55	809.81	5,040.74	5,850.55	809.81	5,040.74	2,811.42

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Capital Reserves

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
05045-900 Initiation Fees - Capital Rese...	675.00	350.00	325.00	675.00	350.00	325.00	1,000.00
05050-900 Interest Income - Capital Rese...	47.69	25.00	22.69	47.69	25.00	22.69	300.00
Income Total	2,222.69	1,875.00	347.69	2,222.69	1,875.00	347.69	19,300.00
Total Income	2,222.69	1,875.00	347.69	2,222.69	1,875.00	347.69	19,300.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses - Main	0.00	0.00	0.00	0.00	0.00	0.00	23,000.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00	23,000.00
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	23,000.00
Net Income	2,222.69	1,875.00	347.69	2,222.69	1,875.00	347.69	(3,700.00)

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Capital Reserves - Sahale

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-901 Capital Reserve Income - ST	983.00	983.00	0.00	983.00	983.00	0.00	11,800.00
Income Total	983.00	983.00	0.00	983.00	983.00	0.00	11,800.00
Total Income	983.00	983.00	0.00	983.00	983.00	0.00	11,800.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-901 Capital Expenses - ST	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Net Income	983.00	983.00	0.00	983.00	983.00	0.00	(13,200.00)

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Capital Reserves - Orchard Place

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00

River Crossing HOA

Run Date: 02/23/2026

Run Time: 07:20 AM

INCOME STATEMENT

Capital Reserves - Trailhead Townhomes

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-903 Capital Reserve Income - TT	225.00	225.00	0.00	225.00	225.00	0.00	2,700.00
Income Total	225.00	225.00	0.00	225.00	225.00	0.00	2,700.00
Total Income	225.00	225.00	0.00	225.00	225.00	0.00	2,700.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-903 Capital Expenses - TT	2,970.00	0.00	(2,970.00)	2,970.00	0.00	(2,970.00)	2,500.00
Expense Total	2,970.00	0.00	(2,970.00)	2,970.00	0.00	(2,970.00)	2,500.00
Total Expense	2,970.00	0.00	(2,970.00)	2,970.00	0.00	(2,970.00)	2,500.00
Net Income	(2,745.00)	225.00	(2,970.00)	(2,745.00)	225.00	(2,970.00)	200.00

River Crossing HOA

Run Date: 02/23/2026
Run Time: 07:20 AM

INCOME STATEMENT

Capital Reserves - East Townhome Cottages

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-904 Capital Reserve Income - RETC	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
Income Total	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
Total Income	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00