

# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## BALANCE SHEET

As of: 12/31/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$127,391.11
01011-000	Alliance Bank - Operating	\$194,827.96
01013-000	Alliance Bank - Reserves/WC	\$157,547.21
	<b>TOTAL ASSETS</b>	<b>\$479,866.28</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	\$136,567.32
03900-100	Retained Earnings - Sahale	\$81,503.77
03900-200	Retained Earnings - Orchard Place	\$6,648.88
03900-300	Retained Earnings - Trailhead Townhomes	\$23,925.59
03900-400	Retained Earnings - RETC	\$12,343.92
03900-900	Retained Earnings - Main Reserves	\$62,043.56
03900-901	Retained Earnings - Sahale Reserves	\$50,651.39
03900-903	Retained Earnings - Trailhead Townhomes Reserves	\$12,700.00
03900-904	Retained Earnings - RETC Reserves	\$4,500.00
	Current Year Net Income/(Loss)	\$88,981.85
	<b>TOTAL EQUITY</b>	<b>\$479,866.28</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$479,866.28</b>

# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	1,087.00	1,087.00	0.00	13,000.00	13,000.00	0.00	13,000.00
05000-901 Capital Reserve Income - ST	587.00	587.00	0.00	7,000.00	7,000.00	0.00	7,000.00
05000-903 Capital Reserve Income - TT	174.00	174.00	0.00	2,000.00	2,000.00	0.00	2,000.00
05000-904 Capital Reserve Income - RETC	212.00	212.00	0.00	2,500.00	2,500.00	0.00	2,500.00
05010-000 Dues	21,158.00	8,876.57	12,281.43	367,881.23	355,063.50	12,817.73	355,063.50
05010-100 Dues - ST	9,032.00	7,031.50	2,000.50	84,559.26	84,378.00	181.26	84,378.00
05010-200 Dues -OP	5,186.50	5,550.00	(363.50)	65,652.75	66,600.00	(947.25)	66,600.00
05010-300 Dues - TT	2,475.00	3,330.00	(855.00)	38,740.84	39,960.00	(1,219.16)	39,960.00
05010-400 Dues - RETC	6,962.66	5,920.00	1,042.66	81,061.50	71,040.00	10,021.50	71,040.00
05011-000 Dues - Apartments	1,350.00	1,350.00	0.00	16,200.00	16,200.00	0.00	16,200.00
05012-000 Dues - Builder	675.00	1,012.50	(337.50)	13,162.50	6,750.00	6,412.50	6,750.00
05012-400 Dues - Builder - RETC	0.00	0.00	0.00	4,995.00	4,995.00	0.00	4,995.00
05014-000 Transfer Fee	650.00	0.00	650.00	125.00	0.00	125.00	0.00
05020-000 Late Charges	275.00	500.00	(225.00)	4,887.55	5,200.00	(312.45)	5,200.00
05021-000 Late Interest	27.66	50.00	(22.34)	491.16	560.00	(68.84)	560.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	700.00	0.00	700.00	3,125.00	0.00	3,125.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	150.00	0.00	150.00	255.00	0.00	255.00	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	2,740.00	1,000.00	1,740.00	1,000.00
05050-000 Interest Income	462.71	400.00	62.71	5,358.84	4,800.00	558.84	4,800.00
05050-900 Interest Income - Capital Rese...	46.78	25.00	21.78	412.26	300.00	112.26	300.00
05100-000 Misc. Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
<b>Income Total</b>	<b>51,251.31</b>	<b>36,105.57</b>	<b>15,145.74</b>	<b>714,307.89</b>	<b>681,346.50</b>	<b>32,961.39</b>	<b>681,346.50</b>
<b>Total Income</b>	<b>51,251.31</b>	<b>36,105.57</b>	<b>15,145.74</b>	<b>714,307.89</b>	<b>681,346.50</b>	<b>32,961.39</b>	<b>681,346.50</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	10,633.88	9,900.00	(733.88)	9,900.00
06135-000 Board & Annual Meetings	160.00	10.00	(150.00)	234.67	140.00	(94.67)	140.00
06305-000 Accounting	0.00	0.00	0.00	3,185.00	3,685.00	500.00	3,685.00
06308-000 Lien Filing Fee	0.00	0.00	0.00	553.50	0.00	(553.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	5,354.00	1,276.00	(4,078.00)	1,276.00
06330-000 Bank Charges	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
06415-000 Electricity & Gas	4,214.54	4,085.00	(129.54)	48,842.13	48,660.00	(182.13)	48,660.00
06415-100 Electricity & Gas - ST	232.57	229.00	(3.57)	2,731.45	2,748.00	16.55	2,748.00
06415-300 Electricity & Gas - TT	51.30	51.40	0.10	606.77	616.80	10.03	616.80
06415-400 Electricity & Gas - RETC	25.49	26.00	0.51	301.53	312.00	10.47	312.00
06420-000 Water	347.70	250.00	(97.70)	17,162.99	16,585.00	(577.99)	16,585.00
06420-100 Water - ST	0.00	0.00	0.00	4,423.52	4,535.00	111.48	4,535.00
06420-300 Water - TT	0.00	0.00	0.00	725.60	870.00	144.40	870.00
06420-400 Water - RETC	0.00	55.00	55.00	354.90	495.00	140.10	495.00
06615-000 Snow Removal	0.00	2,081.90	2,081.90	12,875.05	20,819.00	7,943.95	20,819.00
06615-100 Snow Removal - ST	0.00	1,400.65	1,400.65	9,243.20	14,006.50	4,763.30	14,006.50
06615-200 Snow Removal - OP	0.00	1,373.40	1,373.40	10,987.20	13,734.00	2,746.80	13,734.00
06615-300 Snow Removal - TT	0.00	757.55	757.55	5,433.65	7,575.50	2,141.85	7,575.50

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06615-400 Snow Removal - RETC	0.00	1,847.55	1,847.55	16,840.50	18,475.50	1,635.00	18,475.50
06620-000 Reserve Funding	1,087.00	1,087.00	0.00	13,000.00	13,000.00	0.00	13,000.00
06620-100 Reserve Funding - ST	587.00	587.00	0.00	7,000.00	7,000.00	0.00	7,000.00
06620-300 Reserve Funding - TT	174.00	174.00	0.00	2,000.00	2,000.00	0.00	2,000.00
06620-400 Reserve Funding - RETC	212.00	212.00	0.00	2,500.00	2,500.00	0.00	2,500.00
06621-900 Capital Expenses - Main	0.00	0.00	0.00	0.00	23,000.00	23,000.00	23,000.00
06626-000 Postage	2,241.49	120.00	(2,121.49)	6,828.54	7,985.00	1,156.46	7,985.00
06630-000 Repairs and Maint	434.35	400.00	(34.35)	7,917.61	6,665.00	(1,252.61)	6,665.00
06630-100 Repairs and Maint - ST	19.60	0.00	(19.60)	19.60	0.00	(19.60)	0.00
06810-000 Commons Mowing	13,801.04	4,202.37	(9,598.67)	120,852.16	124,027.74	3,175.58	124,027.74
06810-100 Commons Mowing - ST	3,519.60	842.28	(2,677.32)	19,883.10	20,089.07	205.97	20,089.07
06810-200 Commons Mowing - OP	2,054.66	1,065.39	(989.27)	26,784.16	28,763.81	1,979.65	28,763.81
06810-300 Commons Mowing - TT	1,129.26	613.78	(515.48)	14,389.36	15,049.74	660.38	15,049.74
06810-400 Homes Mowing - RETC	3,697.28	1,373.40	(2,323.88)	29,255.06	30,214.80	959.74	30,214.80
06820-000 Commons Fertilizing	0.00	0.00	0.00	12,981.90	12,916.50	(65.40)	12,916.50
06820-100 Commons Fertilizing - ST	0.00	0.00	0.00	2,974.08	2,975.70	1.62	2,975.70
06820-200 Commons Fertilizing - OP	0.00	0.00	0.00	3,803.49	3,803.34	(0.15)	3,803.34
06820-300 Commons Fertilizing - TT	0.00	0.00	0.00	1,435.56	1,435.20	(0.36)	1,435.20
06820-400 Commons Fertilizing - RETC	0.00	0.00	0.00	1,916.48	1,449.43	(467.05)	1,449.43
06830-000 Commons Turf Spray	0.00	0.00	0.00	11,395.05	11,378.83	(16.22)	11,378.83
06830-100 Commons Turf Spray -ST	0.00	0.00	0.00	1,221.38	1,441.84	220.46	1,441.84
06830-200 Commons Turf Spray - OP	0.00	0.00	0.00	1,625.42	1,530.89	(94.53)	1,530.89
06830-300 Commons Turf Spray-TT	0.00	0.00	0.00	660.15	659.17	(0.98)	659.17
06830-400 Commons Turf Spray-RETC	0.00	0.00	0.00	1,383.24	889.44	(493.80)	889.44
06843-000 Tree Program	0.00	0.00	0.00	19,287.35	15,440.00	(3,847.35)	15,440.00
06843-100 Tree Program - ST	0.00	0.00	0.00	3,788.30	4,155.82	367.52	4,155.82
06843-200 Tree Program - OP	0.00	0.00	0.00	816.42	1,414.28	597.86	1,414.28
06843-300 Tree Program - TT	0.00	0.00	0.00	1,575.17	1,241.00	(334.17)	1,241.00
06843-400 Tree Program - RETC	0.00	0.00	0.00	590.78	965.00	374.22	965.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	5,637.22	5,637.24	0.02	5,637.24
06860-100 Sprinkler Turn On/Off-ST	0.00	0.00	0.00	1,844.30	1,845.39	1.09	1,845.39
06860-200 Sprinkler Turn On/Off-OP	0.00	0.00	0.00	1,604.36	1,604.53	0.17	1,604.53
06860-300 Sprinkler Turn On/Off-TT	0.00	0.00	0.00	844.20	844.46	0.26	844.46
06860-400 Sprinkler Turn On/Off-RETC	0.00	0.00	0.00	782.34	1,392.26	609.92	1,392.26
06880-000 Landscape Labor	384.22	0.00	(384.22)	19,346.92	20,950.00	1,603.08	20,950.00
06880-100 Landscape Labor - ST	0.00	0.00	0.00	4,121.42	4,100.00	(21.42)	4,100.00
06880-200 Landscape Labor - OP	0.00	0.00	0.00	1,667.88	1,280.00	(387.88)	1,280.00
06880-300 Landscape Labor - TT	0.00	0.00	0.00	2,895.30	3,050.00	154.70	3,050.00
06880-400 Landscape Labor - RETC	0.00	0.00	0.00	5,856.78	4,100.00	(1,756.78)	4,100.00
06890-000 Misc. Landscape	5,327.10	6,476.78	1,149.68	8,653.82	11,583.78	2,929.96	11,583.78
06890-100 Misc. Landscape - ST	5,806.44	7,829.47	2,023.03	9,102.90	13,148.91	4,046.01	13,148.91
06890-200 Misc. Landscape - OP	4,474.61	4,474.35	(0.26)	9,841.79	10,418.18	576.39	10,418.18
06890-300 Misc. Landscape - TT	1,677.52	1,930.39	252.87	3,129.94	3,637.33	507.39	3,637.33
06890-400 Misc. Landscape-RETC	2,483.02	2,368.57	(114.45)	6,959.38	6,836.15	(123.23)	6,836.15
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	596.51	596.51	596.51
06891-100 Swale Maintenance - ST	0.00	0.00	0.00	0.00	118.70	118.70	118.70
06900-000 Web Fees	0.00	0.00	0.00	181.31	156.98	(24.33)	156.98
07505-000 Management Fee	4,749.50	4,623.00	(126.50)	55,389.75	54,906.75	(483.00)	54,906.75
07505-100 Management Fee - ST	708.00	708.00	0.00	8,496.00	8,496.00	0.00	8,496.00
07505-200 Management Fee - OP	240.00	240.00	0.00	2,880.00	2,880.00	0.00	2,880.00
07505-300 Management Fee - TT	216.00	216.00	0.00	2,592.00	2,592.00	0.00	2,592.00
07505-400 Management Fee - RETC	492.00	324.00	(168.00)	5,256.00	3,864.00	(1,392.00)	3,864.00
07508-000 Property Taxes	0.00	0.00	0.00	409.53	400.00	(9.53)	400.00
07515-000 Income Tax	0.00	0.00	0.00	1,429.00	1,393.52	(35.48)	1,393.52
<b>Expense Total</b>	<b>60,547.29</b>	<b>52,035.23</b>	<b>(8,512.06)</b>	<b>625,326.04</b>	<b>672,257.59</b>	<b>46,931.55</b>	<b>672,257.59</b>
<b>Total Expense</b>	<b>60,547.29</b>	<b>52,035.23</b>	<b>(8,512.06)</b>	<b>625,326.04</b>	<b>672,257.59</b>	<b>46,931.55</b>	<b>672,257.59</b>

<b>Net Income</b>	<b>(9,295.98)</b>	<b>(15,929.66)</b>	<b>6,633.68</b>	<b>88,981.85</b>	<b>9,088.91</b>	<b>79,892.94</b>	<b>9,088.91</b>
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# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Main

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	21,158.00	8,876.57	12,281.43	367,881.23	355,063.50	12,817.73	355,063.50
05011-000 Dues - Apartments	1,350.00	1,350.00	0.00	16,200.00	16,200.00	0.00	16,200.00
05012-000 Dues - Builder	675.00	1,012.50	(337.50)	13,162.50	6,750.00	6,412.50	6,750.00
05014-000 Transfer Fee	650.00	0.00	650.00	125.00	0.00	125.00	0.00
05020-000 Late Charges	275.00	500.00	(225.00)	4,887.55	5,200.00	(312.45)	5,200.00
05021-000 Late Interest	27.66	50.00	(22.34)	491.16	560.00	(68.84)	560.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	700.00	0.00	700.00	3,125.00	0.00	3,125.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	150.00	0.00	150.00	255.00	0.00	255.00	0.00
05050-000 Interest Income	462.71	400.00	62.71	5,358.84	4,800.00	558.84	4,800.00
05100-000 Misc. Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
<b>Income Total</b>	<b>25,488.37</b>	<b>12,189.07</b>	<b>13,299.30</b>	<b>411,646.28</b>	<b>388,573.50</b>	<b>23,072.78</b>	<b>388,573.50</b>
<b>Total Income</b>	<b>25,488.37</b>	<b>12,189.07</b>	<b>13,299.30</b>	<b>411,646.28</b>	<b>388,573.50</b>	<b>23,072.78</b>	<b>388,573.50</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	10,633.88	9,900.00	(733.88)	9,900.00
06135-000 Board & Annual Meetings	160.00	10.00	(150.00)	234.67	140.00	(94.67)	140.00
06305-000 Accounting	0.00	0.00	0.00	3,185.00	3,685.00	500.00	3,685.00
06308-000 Lien Filing Fee	0.00	0.00	0.00	553.50	0.00	(553.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	5,354.00	1,276.00	(4,078.00)	1,276.00
06330-000 Bank Charges	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
06415-000 Electricity & Gas	4,214.54	4,085.00	(129.54)	48,842.13	48,660.00	(182.13)	48,660.00
06420-000 Water	347.70	250.00	(97.70)	17,162.99	16,585.00	(577.99)	16,585.00
06615-000 Snow Removal	0.00	2,081.90	2,081.90	12,875.05	20,819.00	7,943.95	20,819.00
06620-000 Reserve Funding	1,087.00	1,087.00	0.00	13,000.00	13,000.00	0.00	13,000.00
06626-000 Postage	2,241.49	120.00	(2,121.49)	6,828.54	7,985.00	1,156.46	7,985.00
06630-000 Repairs and Maint	434.35	400.00	(34.35)	7,917.61	6,665.00	(1,252.61)	6,665.00
06810-000 Commons Mowing	13,801.04	4,202.37	(9,598.67)	120,852.16	124,027.74	3,175.58	124,027.74
06820-000 Commons Fertilizing	0.00	0.00	0.00	12,981.90	12,916.50	(65.40)	12,916.50
06830-000 Commons Turf Spray	0.00	0.00	0.00	11,395.05	11,378.83	(16.22)	11,378.83
06843-000 Tree Program	0.00	0.00	0.00	19,287.35	15,440.00	(3,847.35)	15,440.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	5,637.22	5,637.24	0.02	5,637.24
06880-000 Landscape Labor	384.22	0.00	(384.22)	19,346.92	20,950.00	1,603.08	20,950.00
06890-000 Misc. Landscape	5,327.10	6,476.78	1,149.68	8,653.82	11,583.78	2,929.96	11,583.78
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	596.51	596.51	596.51
06900-000 Web Fees	0.00	0.00	0.00	181.31	156.98	(24.33)	156.98
07505-000 Management Fee	4,749.50	4,623.00	(126.50)	55,389.75	54,906.75	(483.00)	54,906.75
07508-000 Property Taxes	0.00	0.00	0.00	409.53	400.00	(9.53)	400.00
07515-000 Income Tax	0.00	0.00	0.00	1,429.00	1,393.52	(35.48)	1,393.52
<b>Expense Total</b>	<b>32,746.94</b>	<b>23,336.05</b>	<b>(9,410.89)</b>	<b>382,181.38</b>	<b>388,102.85</b>	<b>5,921.47</b>	<b>388,102.85</b>
<b>Total Expense</b>	<b>32,746.94</b>	<b>23,336.05</b>	<b>(9,410.89)</b>	<b>382,181.38</b>	<b>388,102.85</b>	<b>5,921.47</b>	<b>388,102.85</b>

<b>Net Income</b>	<b>(7,258.57)</b>	<b>(11,146.98)</b>	<b>3,888.41</b>	<b>29,464.90</b>	<b>470.65</b>	<b>28,994.25</b>	<b>470.65</b>
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# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Sahale

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - ST	9,032.00	7,031.50	2,000.50	84,559.26	84,378.00	181.26	84,378.00
<b>Income Total</b>	<b>9,032.00</b>	<b>7,031.50</b>	<b>2,000.50</b>	<b>84,559.26</b>	<b>84,378.00</b>	<b>181.26</b>	<b>84,378.00</b>
<b>Total Income</b>	<b>9,032.00</b>	<b>7,031.50</b>	<b>2,000.50</b>	<b>84,559.26</b>	<b>84,378.00</b>	<b>181.26</b>	<b>84,378.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06415-100 Electricity & Gas - ST	232.57	229.00	(3.57)	2,731.45	2,748.00	16.55	2,748.00
06420-100 Water - ST	0.00	0.00	0.00	4,423.52	4,535.00	111.48	4,535.00
06615-100 Snow Removal - ST	0.00	1,400.65	1,400.65	9,243.20	14,006.50	4,763.30	14,006.50
06620-100 Reserve Funding - ST	587.00	587.00	0.00	7,000.00	7,000.00	0.00	7,000.00
06630-100 Repairs and Maint - ST	19.60	0.00	(19.60)	19.60	0.00	(19.60)	0.00
06810-100 Commons Mowing - ST	3,519.60	842.28	(2,677.32)	19,883.10	20,089.07	205.97	20,089.07
06820-100 Commons Fertilizing - ST	0.00	0.00	0.00	2,974.08	2,975.70	1.62	2,975.70
06830-100 Commons Turf Spray -ST	0.00	0.00	0.00	1,221.38	1,441.84	220.46	1,441.84
06843-100 Tree Program - ST	0.00	0.00	0.00	3,788.30	4,155.82	367.52	4,155.82
06860-100 Sprinkler Turn On/Off-ST	0.00	0.00	0.00	1,844.30	1,845.39	1.09	1,845.39
06880-100 Landscape Labor - ST	0.00	0.00	0.00	4,121.42	4,100.00	(21.42)	4,100.00
06890-100 Misc. Landscape - ST	5,806.44	7,829.47	2,023.03	9,102.90	13,148.91	4,046.01	13,148.91
06891-100 Swale Maintenance - ST	0.00	0.00	0.00	0.00	118.70	118.70	118.70
07505-100 Management Fee - ST	708.00	708.00	0.00	8,496.00	8,496.00	0.00	8,496.00
<b>Expense Total</b>	<b>10,873.21</b>	<b>11,596.40</b>	<b>723.19</b>	<b>74,849.25</b>	<b>84,660.93</b>	<b>9,811.68</b>	<b>84,660.93</b>
<b>Total Expense</b>	<b>10,873.21</b>	<b>11,596.40</b>	<b>723.19</b>	<b>74,849.25</b>	<b>84,660.93</b>	<b>9,811.68</b>	<b>84,660.93</b>
<b>Net Income</b>	<b>(1,841.21)</b>	<b>(4,564.90)</b>	<b>2,723.69</b>	<b>9,710.01</b>	<b>(282.93)</b>	<b>9,992.94</b>	<b>(282.93)</b>

# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Orchard Place

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-200 Dues -OP	5,186.50	5,550.00	(363.50)	65,652.75	66,600.00	(947.25)	66,600.00
<b>Income Total</b>	<b>5,186.50</b>	<b>5,550.00</b>	<b>(363.50)</b>	<b>65,652.75</b>	<b>66,600.00</b>	<b>(947.25)</b>	<b>66,600.00</b>
<b>Total Income</b>	<b>5,186.50</b>	<b>5,550.00</b>	<b>(363.50)</b>	<b>65,652.75</b>	<b>66,600.00</b>	<b>(947.25)</b>	<b>66,600.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06615-200 Snow Removal - OP	0.00	1,373.40	1,373.40	10,987.20	13,734.00	2,746.80	13,734.00
06810-200 Commons Mowing - OP	2,054.66	1,065.39	(989.27)	26,784.16	28,763.81	1,979.65	28,763.81
06820-200 Commons Fertilizing - OP	0.00	0.00	0.00	3,803.49	3,803.34	(0.15)	3,803.34
06830-200 Commons Turf Spray - OP	0.00	0.00	0.00	1,625.42	1,530.89	(94.53)	1,530.89
06843-200 Tree Program - OP	0.00	0.00	0.00	816.42	1,414.28	597.86	1,414.28
06860-200 Sprinkler Turn On/Off-OP	0.00	0.00	0.00	1,604.36	1,604.53	0.17	1,604.53
06880-200 Landscape Labor - OP	0.00	0.00	0.00	1,667.88	1,280.00	(387.88)	1,280.00
06890-200 Misc. Landscape - OP	4,474.61	4,474.35	(0.26)	9,841.79	10,418.18	576.39	10,418.18
07505-200 Management Fee - OP	240.00	240.00	0.00	2,880.00	2,880.00	0.00	2,880.00
<b>Expense Total</b>	<b>6,769.27</b>	<b>7,153.14</b>	<b>383.87</b>	<b>60,010.72</b>	<b>65,429.03</b>	<b>5,418.31</b>	<b>65,429.03</b>
<b>Total Expense</b>	<b>6,769.27</b>	<b>7,153.14</b>	<b>383.87</b>	<b>60,010.72</b>	<b>65,429.03</b>	<b>5,418.31</b>	<b>65,429.03</b>
<b>Net Income</b>	<b>(1,582.77)</b>	<b>(1,603.14)</b>	<b>20.37</b>	<b>5,642.03</b>	<b>1,170.97</b>	<b>4,471.06</b>	<b>1,170.97</b>

# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Trailhead Townhomes

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-300 Dues - TT	2,475.00	3,330.00	(855.00)	38,740.84	39,960.00	(1,219.16)	39,960.00
<b>Income Total</b>	<b>2,475.00</b>	<b>3,330.00</b>	<b>(855.00)</b>	<b>38,740.84</b>	<b>39,960.00</b>	<b>(1,219.16)</b>	<b>39,960.00</b>
<b>Total Income</b>	<b>2,475.00</b>	<b>3,330.00</b>	<b>(855.00)</b>	<b>38,740.84</b>	<b>39,960.00</b>	<b>(1,219.16)</b>	<b>39,960.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06415-300 Electricity & Gas - TT	51.30	51.40	0.10	606.77	616.80	10.03	616.80
06420-300 Water - TT	0.00	0.00	0.00	725.60	870.00	144.40	870.00
06615-300 Snow Removal - TT	0.00	757.55	757.55	5,433.65	7,575.50	2,141.85	7,575.50
06620-300 Reserve Funding - TT	174.00	174.00	0.00	2,000.00	2,000.00	0.00	2,000.00
06810-300 Commons Mowing - TT	1,129.26	613.78	(515.48)	14,389.36	15,049.74	660.38	15,049.74
06820-300 Commons Fertilizing - TT	0.00	0.00	0.00	1,435.56	1,435.20	(0.36)	1,435.20
06830-300 Commons Turf Spray-TT	0.00	0.00	0.00	660.15	659.17	(0.98)	659.17
06843-300 Tree Program - TT	0.00	0.00	0.00	1,575.17	1,241.00	(334.17)	1,241.00
06860-300 Sprinkler Turn On/Off-TT	0.00	0.00	0.00	844.20	844.46	0.26	844.46
06880-300 Landscape Labor - TT	0.00	0.00	0.00	2,895.30	3,050.00	154.70	3,050.00
06890-300 Misc. Landscape - TT	1,677.52	1,930.39	252.87	3,129.94	3,637.33	507.39	3,637.33
07505-300 Management Fee - TT	216.00	216.00	0.00	2,592.00	2,592.00	0.00	2,592.00
<b>Expense Total</b>	<b>3,248.08</b>	<b>3,743.12</b>	<b>495.04</b>	<b>36,287.70</b>	<b>39,571.20</b>	<b>3,283.50</b>	<b>39,571.20</b>
<b>Total Expense</b>	<b>3,248.08</b>	<b>3,743.12</b>	<b>495.04</b>	<b>36,287.70</b>	<b>39,571.20</b>	<b>3,283.50</b>	<b>39,571.20</b>
<b>Net Income</b>	<b>(773.08)</b>	<b>(413.12)</b>	<b>(359.96)</b>	<b>2,453.14</b>	<b>388.80</b>	<b>2,064.34</b>	<b>388.80</b>

**River Crossing HOA**  
**INCOME STATEMENT**  
 East Townhome Cottages  
 Start: 12/01/2025 | End: 12/31/2025

Run Date: 01/21/2026  
 Run Time: 06:49 AM

**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-400 Dues - RETC	6,962.66	5,920.00	1,042.66	81,061.50	71,040.00	10,021.50	71,040.00
05012-400 Dues - Builder - RETC	0.00	0.00	0.00	4,995.00	4,995.00	0.00	4,995.00
<b>Income Total</b>	<b>6,962.66</b>	<b>5,920.00</b>	<b>1,042.66</b>	<b>86,056.50</b>	<b>76,035.00</b>	<b>10,021.50</b>	<b>76,035.00</b>
<b>Total Income</b>	<b>6,962.66</b>	<b>5,920.00</b>	<b>1,042.66</b>	<b>86,056.50</b>	<b>76,035.00</b>	<b>10,021.50</b>	<b>76,035.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06415-400 Electricity & Gas - RETC	25.49	26.00	0.51	301.53	312.00	10.47	312.00
06420-400 Water - RETC	0.00	55.00	55.00	354.90	495.00	140.10	495.00
06615-400 Snow Removal - RETC	0.00	1,847.55	1,847.55	16,840.50	18,475.50	1,635.00	18,475.50
06620-400 Reserve Funding - RETC	212.00	212.00	0.00	2,500.00	2,500.00	0.00	2,500.00
06810-400 Homes Mowing - RETC	3,697.28	1,373.40	(2,323.88)	29,255.06	30,214.80	959.74	30,214.80
06820-400 Commons Fertilizing - RETC	0.00	0.00	0.00	1,916.48	1,449.43	(467.05)	1,449.43
06830-400 Commons Turf Spray-RETC	0.00	0.00	0.00	1,383.24	889.44	(493.80)	889.44
06843-400 Tree Program - RETC	0.00	0.00	0.00	590.78	965.00	374.22	965.00
06860-400 Sprinkler Turn On/Off-RETC	0.00	0.00	0.00	782.34	1,392.26	609.92	1,392.26
06880-400 Landscape Labor - RETC	0.00	0.00	0.00	5,856.78	4,100.00	(1,756.78)	4,100.00
06890-400 Misc. Landscape-RETC	2,483.02	2,368.57	(114.45)	6,959.38	6,836.15	(123.23)	6,836.15
07505-400 Management Fee - RETC	492.00	324.00	(168.00)	5,256.00	3,864.00	(1,392.00)	3,864.00
<b>Expense Total</b>	<b>6,909.79</b>	<b>6,206.52</b>	<b>(703.27)</b>	<b>71,996.99</b>	<b>71,493.58</b>	<b>(503.41)</b>	<b>71,493.58</b>
<b>Total Expense</b>	<b>6,909.79</b>	<b>6,206.52</b>	<b>(703.27)</b>	<b>71,996.99</b>	<b>71,493.58</b>	<b>(503.41)</b>	<b>71,493.58</b>
<b>Net Income</b>	<b>52.87</b>	<b>(286.52)</b>	<b>339.39</b>	<b>14,059.51</b>	<b>4,541.42</b>	<b>9,518.09</b>	<b>4,541.42</b>

# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Capital Reserves

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	1,087.00	1,087.00	0.00	13,000.00	13,000.00	0.00	13,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	2,740.00	1,000.00	1,740.00	1,000.00
05050-900 Interest Income - Capital Rese...	46.78	25.00	21.78	412.26	300.00	112.26	300.00
<b>Income Total</b>	<b>1,133.78</b>	<b>1,112.00</b>	<b>21.78</b>	<b>16,152.26</b>	<b>14,300.00</b>	<b>1,852.26</b>	<b>14,300.00</b>
<b>Total Income</b>	<b>1,133.78</b>	<b>1,112.00</b>	<b>21.78</b>	<b>16,152.26</b>	<b>14,300.00</b>	<b>1,852.26</b>	<b>14,300.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses - Main	0.00	0.00	0.00	0.00	23,000.00	23,000.00	23,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,000.00</b>	<b>23,000.00</b>	<b>23,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,000.00</b>	<b>23,000.00</b>	<b>23,000.00</b>
<b>Net Income</b>	<b>1,133.78</b>	<b>1,112.00</b>	<b>21.78</b>	<b>16,152.26</b>	<b>(8,700.00)</b>	<b>24,852.26</b>	<b>(8,700.00)</b>

**River Crossing HOA**  
**INCOME STATEMENT**  
 Capital Reserves - Sahale  
 Start: 12/01/2025 | End: 12/31/2025  
**Income**

Run Date: 01/21/2026  
 Run Time: 06:49 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-901 Capital Reserve Income - ST	587.00	587.00	0.00	7,000.00	7,000.00	0.00	7,000.00
<b>Income Total</b>	<b>587.00</b>	<b>587.00</b>	<b>0.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>0.00</b>	<b>7,000.00</b>
<b>Total Income</b>	<b>587.00</b>	<b>587.00</b>	<b>0.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>0.00</b>	<b>7,000.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>587.00</b>	<b>587.00</b>	<b>0.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>0.00</b>	<b>7,000.00</b>

# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Capital Reserves - Orchard Place

Start: 12/01/2025 | End: 12/31/2025

### 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: 01/21/2026  
Run Time: 06:49 AM

## INCOME STATEMENT

Capital Reserves - Trailhead Townhomes  
Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-903 Capital Reserve Income - TT	174.00	174.00	0.00	2,000.00	2,000.00	0.00	2,000.00
<b>Income Total</b>	<b>174.00</b>	<b>174.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,000.00</b>
<b>Total Income</b>	<b>174.00</b>	<b>174.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,000.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>174.00</b>	<b>174.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,000.00</b>

# River Crossing HOA

Run Date: 01/21/2026

Run Time: 06:49 AM

## INCOME STATEMENT

Capital Reserves - East Townhome Cottages

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-904 Capital Reserve Income - RETC	212.00	212.00	0.00	2,500.00	2,500.00	0.00	2,500.00
<b>Income Total</b>	<b>212.00</b>	<b>212.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>
<b>Total Income</b>	<b>212.00</b>	<b>212.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>212.00</b>	<b>212.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>