

**River Crossing Homeowners' Association**  
**Profit & Loss Budget vs. Actual**  
January through December 2022

7:28 AM  
01/13/2023  
Cash Basis

	TOTAL			
	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Adjustment	225.00			
Annual Membership Dues	43650.00	43650.00	0.00	100.00%
Fines	65.00			
Interest	26.86	50.00	-23.14	53.72%
Late Fees	15.00			
Transfer Fees	2500.00			
Total Income	46481.86	43700.00	2,781.86	106.37%
Expense				
Information Technology	336.72	500.00	-163.28	67.34%
Insurances				
American Insurance Corpora	2574.00	2574.00	0.00	100.00%
Greenwich Insurance	918.00	918.00	0.00	100.00%
Total Insurances	3492.00	3492.00	0.00	100.00%
IRS Taxes	11.36			
Landscape Committee	21.43			
Landscaping				
Bartlett Tree Experts	1094.68	435.00	659.68	251.65%
Greenbelt Tree Removal	4560.00	1200.00	3,360.00	380.00%
Landscape Improvements	10317.92	3282.00	7,035.92	314.38%
Natural Concept Landscapir	17822.96	21200.00	-3,377.04	84.07%
Total Landscaping	33795.56	26117.00	7,678.56	129.40%
Legal Fees	130.00	500.00	-370.00	26.00%
License & Permit	89.63	10.00	79.63	896.30%
Mail Box Rental	212.00	200.00	12.00	106.00%
Members Relations	352.77	50.00	302.77	705.54%
Mutt Mitts	592.66	445.00	147.66	133.18%
Office Supplies	0.00	25.00	-25.00	0.00%
Postage	0.00	50.00	-50.00	0.00%
Printing & Publications	0.00	25.00	-25.00	0.00%
Reconciliation Discrepancies	25.00			
Repairs & Maintenance	3487.29	4900.00	-1,412.71	71.17%
Snohomish Co. Property Tax	147.11	36.00	111.11	408.64%
Utilities (Water & Power)				
Silverlake Water District	3990.20	4600.00	-609.80	86.74%
Snohomish County PUD	2106.15	2750.00	-643.85	76.59%
Total Utilities (Water & Power)	6096.35	7350.00	-1,253.65	82.94%
Total Expense	\$48,789.88	\$43,700.00	5,089.88	111.65%
Net Income	-2308.02			

**Notes:**

Income Adjustment and Expense Reconciliation were due to Homeowner deposits made at the bank and receipt not sent to HOA resulting in initial errors in deposits recorded

Fines and Late Fees included fine and fees for landscape maintenance violations

Greenbelt Tree removal included an invoice for trees removed at end of 2021 but not received until February 2022

Snohomish Co. Property Tax - HOA notified of tax responsibility for common area owned that's transfer was inaccurately recorded at time of transfer by Buchan and discovered in 2022.

Landscape Improvements included maintenance of park landscaping and new fence, removal of trees around and in retention pond.

Repairs and Maintenance included power washing of entry and pond drive to remove moss, repair of HOA irrigation sprinklers. and new letters for entry sign.

**HOA Bank Balances as of 1/1/2022**

Business Premium Savings	\$9,550.07
Community Business	\$68,625.11
January 2, 2022 Totals:	\$78,175.18

Respectfully Submitted: Fred Row, Treasurer

