

**Community of Sun Rivers Owner Assoc.**  
**Balance Sheet**  
**December 31, 2020**

**ASSETS**

**Current Assets**

Operating Account	\$	98,874
Savings - Performance Deposits		54,178
Contingency Savings		138,481
Contingency Term Deposit		41,577
Accounts Receivable		12,760
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**Total Assets** **\$** 345,870

**LIABILITIES AND CAPITAL**

**Current Liabilities**

Accounts Payable	\$	3,310
Deposit - Community Garden		1,200
GST Payable		408
Performance Deposits		54,183
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**Total Liabilities** **\$** **59,101**

**Capital**

Contingency reserve	\$	51,936
Capital Improvement Reserve		128,122
Retained Earnings		106,711
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**Total Capital** **\$** 286,769

**Total Liabilities & Capital** **\$** **345,870**

**Community of Sun Rivers Owner Assoc.**  
**Income Statement**  
**For the Twelve Months Ending December 31, 2020**

	2020	2020 Budget	2019
<b>Revenues</b>			
Association fees	\$ 254,950	\$ 259,670	\$ 251,173
Commercial fees	-	-	6,900
Late fees, fines and interest	(6,196)	48	8,640
Community Garden user fee	1,981	1,800	1,525
Home Construction fees	1,900	2,400	5,800
Parking Pass Revenue	19,207	17,300	18,404
Dividends - ISCU rewards	194	-	-
Interest - bank & investments	50	-	307
<b>Total Revenues</b>	<b>272,086</b>	<b>281,218</b>	<b>292,749</b>
<b>Expenses</b>			
Administration fees	34,800	34,800	34,800
Bank Charges	243	216	157
Communications	979	675	786
Community Events	1,907	21,300	16,358
Community Compost Site	-	-	10,423
Community Garden Maintenance	1,893	1,665	1,200
Community Garden Improvement	4,036	3,200	995
Community Website	-	550	479
Decorations - Flower Baskets	57,519	60,394	59,498
Electricity	3,131	4,550	3,514
Insurance	1,419	1,300	1,095
Irrigation Water	500	1,000	850
Irrigation Maintenance	11,674	600	61
Landscape Maintenance	50,004	50,000	50,004
Landscape Projects	11,405	12,750	7,620
Landscape Tree Pruning	-	-	2,542
Landscape Water Feature R&M	1,047	700	6,795
Legal	8,505	40,000	8,741
Meetings	43	2,400	2,462
Parking Repair & Maintenance	80	700	-
Repairs & Maintenance	-	600	38
Road Cleaning	900	300	1,100
Snow Clearing	4,353	5,000	1,463
Signs	534	300	-
Traffic Safety & Calming	1,278	1,000	170
Trails & Rest Spots	224	900	270
Trails Garbage & Dog Waste	11,718	8,760	6,076
Wages	18,488	22,800	24,279
Contingency Reserve	12,000	12,000	12,730
<b>Total Expenses</b>	<b>238,680</b>	<b>288,460</b>	<b>254,506</b>
<b>Net Income</b>	<b>\$ 33,406</b>	<b>\$ (7,242)</b>	<b>\$ 38,243</b>
<b>Retained Earnings</b>			
Beginning of the Year	\$ 113,305	\$ 113,305	\$ 135,062
Net Income	33,406	(7,242)	38,243
Transfer out to Capital Improvement Reserve	(40,000)	(40,000)	(60,000)
<b>End of the Year</b>	<b>\$ 106,711</b>	<b>\$ 66,063</b>	<b>\$ 113,305</b>
<b>Contingency Reserve</b>			
Beginning of the Year	\$ 39,719	39,719	\$ 26,342
Contributions including interest earned	12,217	12,300	13,377
<b>End of the Year</b>	<b>\$ 51,936</b>	<b>\$ 52,019</b>	<b>\$ 39,719</b>
<b>Capital Improvement Reserve</b>			
Beginning of the Year	\$ 87,105	87,105	\$ 44,427
Contributions including interest earned	41,017	41,000	60,000
Expenditures	-	(57,000)	(17,322)
<b>End of the Year</b>	<b>\$ 128,122</b>	<b>\$ 71,105</b>	<b>\$ 87,105</b>