

River Place Residential Community Association, Inc.

Balance Sheet

Period 02/29/2020

**Assets**

Bank

10000	CABANC OPR 6471	33,417.56
10206	BBVA Money Market 1.70%	76,836.71
10003	CABANC Money Market 0181	184,486.41
10004	CAB CD 4240 7/31/20 2.52%	76,111.04
10107	Synchrony Bank CD 2597 - 4/15/20 2.762%	166,335.09
10108	Synchrony Bank CD 6171 - 2/1/21 2.469%	72,613.25

TOTAL Bank 609,800.06

Reserve

10205	CAB CD 15 MO 1/16/20 1.98%	72,463.82
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TOTAL Reserve 72,463.82

*Total Assets* 682,263.88

**Liabilities & Equity**

Liability

30001	Replacement Reserves	72,220.52
32000	Prepaid Assessments	3,913.52
36000	Retained Earnings	366,917.98

TOTAL Liability 443,052.02

Equity

Net Income	239,211.86
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TOTAL Equity 239,211.86

*Total Liabilities & Equity* 682,263.88

Total Assests 1/31/20 per balance sheet		\$ 677,380.72
Less Prepaids	<u>\$ 3,588.52</u>	
Adjust Assets-Reserves	\$ 673,792.20	

Total Assests 2/29/20 per balance sheet		\$ 682,263.88
Less Prepaids	<u>\$ 3,913.52</u>	
Adjust Assets-Reserves	\$ 678,350.36	

Change in Adj Assets-Reserves	\$ 4,558.16	
Net Income February 2020 per balance sheet	\$ 239,211.86	
Minus Net Income Prior Month	\$ 234,653.70	

Difference in expected and actual Adj Assets	\$ 0.00	
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# River Place Residential Community Association, Inc.

## Income Statement

Period 2/1/2020 to 2/29/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Assessment Revenue</b>							
40000 Annual Dues	27,140.00	30,400.00	(3,260.00)	277,105.00	272,650.00	4,455.00	287,508.00
<b>TOTAL Assessment Revenue</b>	<b>27,140.00</b>	<b>30,400.00</b>	<b>(3,260.00)</b>	<b>277,105.00</b>	<b>272,650.00</b>	<b>4,455.00</b>	<b>287,508.00</b>
<b>Other Receivable</b>							
43000 Late Fees	1,650.00	0.00	1,650.00	1,650.00	0.00	1,650.00	0.00
43001 Interest	987.72	0.00	987.72	1,955.80	0.00	1,955.80	0.00
43006 Decals	260.00	0.00	260.00	490.00	100.00	390.00	400.00
43007 Transfer Fees	680.00	125.00	555.00	1,105.00	250.00	855.00	1,500.00
43010 Misc.	520.00	0.00	520.00	775.00	0.00	775.00	0.00
43011 Fines	1,810.00	0.00	1,810.00	2,280.00	0.00	2,280.00	0.00
43012 NSF Fees	0.00	0.00	0.00	30.00	0.00	30.00	0.00
43014 Dads In The Hood	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
43015 Villages At River Place	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
43200 CCA	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
<b>TOTAL Other Receivable</b>	<b>5,907.72</b>	<b>125.00</b>	<b>5,782.72</b>	<b>8,285.80</b>	<b>350.00</b>	<b>7,935.80</b>	<b>34,900.00</b>
<b>TOTAL Income</b>	<b>33,047.72</b>	<b>30,525.00</b>	<b>2,522.72</b>	<b>285,390.80</b>	<b>273,000.00</b>	<b>12,390.80</b>	<b>322,408.00</b>
<b>Expense</b>							
<b>Professional Services</b>							
45000 Management Services	4,750.00	4,800.00	50.00	4,750.00	9,600.00	4,850.00	57,600.00
45001 Administrative Reimbursements	2,334.25	1,416.65	(917.60)	4,127.48	2,833.30	(1,294.18)	17,000.00
45002 Legal Fees - HOA	30.00	833.34	803.34	30.00	1,666.68	1,636.68	10,000.00
45003 Legal Fees - Collection	0.00	333.35	333.35	0.00	666.70	666.70	4,000.00
45004 Audit / Tax Preparation	325.14	400.00	74.86	325.14	400.00	74.86	4,000.00
45900 Design Review	0.00	0.00	0.00	900.00	125.00	(775.00)	500.00
<b>TOTAL Professional Services</b>	<b>7,439.39</b>	<b>7,783.34</b>	<b>343.95</b>	<b>10,132.62</b>	<b>15,291.68</b>	<b>5,159.06</b>	<b>93,100.00</b>
<b>Common</b>							
80101 Firewise	0.00	0.00	0.00	0.00	100.00	100.00	400.00
<b>TOTAL Common</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>400.00</b>
<b>Community</b>							
81000 Easter Egg Hunt	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00
81001 Dads In The Hood	4,593.31	0.00	(4,593.31)	4,593.31	0.00	(4,593.31)	12,000.00
81003 Ice Cream Social	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
81004 Meetings	1,030.53	208.34	(822.19)	1,030.53	416.68	(613.85)	2,500.00
81005 July 4th	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
81006 Ho-Down	180.00	0.00	(180.00)	180.00	0.00	(180.00)	12,000.00
81007 Movies In The Park	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
81010 Website Maintenance	0.00	166.67	166.67	1,075.00	333.34	(741.66)	2,000.00
81011 Restriction Inspection	375.00	450.00	75.00	750.00	900.00	150.00	5,400.00
81012 Sheriff's Patrol / Speed	1,300.00	1,500.00	200.00	3,575.00	3,000.00	(575.00)	18,000.00
81015 Misc.	125.00	133.34	8.34	250.00	266.68	16.68	1,600.00
<b>TOTAL Community</b>	<b>7,603.84</b>	<b>2,458.35</b>	<b>(5,145.49)</b>	<b>11,453.84</b>	<b>4,916.70</b>	<b>(6,537.14)</b>	<b>63,200.00</b>
<b>Maintenance</b>							
83000 Maintenance Labor / Sign	1,177.41	1,500.00	322.59	2,806.50	3,000.00	193.50	18,000.00
83002 Entryway Maint.	1,748.68	1,250.00	(498.68)	3,497.36	2,500.00	(997.36)	15,000.00
83003 Boulevard Maint.	4,598.21	8,083.34	3,485.13	9,196.41	16,166.68	6,970.27	97,000.00
83008 Sprinkler Repair	783.00	1,000.00	217.00	1,107.21	2,000.00	892.79	20,000.00
83012 Color Change	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
83017 Pond Maintenance	176.99	208.35	31.36	340.49	416.69	76.20	2,500.00

River Place Residential Community Association, Inc.  
Income Statement

Period 2/1/2020 to 2/29/2020 11:59:00 PM

83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
<b>TOTAL Maintenance</b>	<b>8,484.29</b>	<b>12,041.69</b>	<b>3,557.40</b>	<b>16,947.97</b>	<b>24,083.37</b>	<b>7,135.40</b>	<b>165,500.00</b>
<b>Utility</b>							
85000 Electricity	311.19	416.67	105.48	630.96	833.34	202.38	5,000.00
85002 Water Entrance / Retreat	2,683.85	1,666.67	(1,017.18)	5,046.55	3,333.34	(1,713.21)	20,000.00
85003 Section 23 / Cortana Water	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
85004 Preserve Water	0.00	625.00	625.00	0.00	1,250.00	1,250.00	7,500.00
<b>TOTAL Utility</b>	<b>2,995.04</b>	<b>3,000.01</b>	<b>4.97</b>	<b>5,677.51</b>	<b>6,000.02</b>	<b>322.51</b>	<b>36,000.00</b>
<b>Insurance</b>							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	6,700.00
<b>TOTAL Insurance</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>6,700.00</b>
<b>Taxes</b>							
88000 Property Tax	0.00	800.00	800.00	0.00	800.00	800.00	800.00
88001 Income Tax	1,967.00	500.00	(1,467.00)	1,967.00	500.00	(1,467.00)	500.00
<b>TOTAL Taxes</b>	<b>1,967.00</b>	<b>1,300.00</b>	<b>(667.00)</b>	<b>1,967.00</b>	<b>1,300.00</b>	<b>(667.00)</b>	<b>1,300.00</b>
<b>TOTAL Expense</b>	<b>28,489.56</b>	<b>26,583.39</b>	<b>(1,906.17)</b>	<b>46,178.94</b>	<b>51,691.77</b>	<b>5,512.83</b>	<b>366,200.00</b>
<b>Excess Revenue / Expense</b>	<b>4,558.16</b>	<b>3,941.61</b>	<b>616.55</b>	<b>239,211.86</b>	<b>221,308.23</b>	<b>17,903.63</b>	<b>(43,792.00)</b>