

River Place Residential Community Association, Inc.
Meeting Agenda
June 23, 2020 6:45 P.M. – 7:30 P.M.

Certified Management is inviting you to a scheduled Zoom meeting. Please use a desktop, phone or tablet with a camera available. This meeting will have video support for all callers.

Join Zoom Meeting

<https://us02web.zoom.us/j/85855150276?pwd=KzdqRGRqVmQxbzdXSDhuWlINMy85Zz09>

Meeting ID: 858 5515 0276

Password: 274137

Item #	Time	Topic	Presenter	Pages
1.	6:45 p.m.	Call meeting to order	Jennifer	
2.	6:46 p.m.	Approve April Meeting Minutes	Jennifer	
3.	6:48 p.m.	Financial Review	Ivar	1
4.	6:55 p.m.	Entrance Landscaping	Jo Anne	
5.	7:05 p.m.	July 4 th Community Event	Jennifer	
5.	7:10 p.m.	LD Update	Jennifer	
6.	7:15 p.m.	Sheriff/Constable Services	Jennifer/Tim	
7.	7:20 p.m.	Open Forum – 3 minutes per caller	Jennifer/Board	
8.	7:30 p.m.	Regular Meeting adjourned	Jennifer	

River Place Residential Community Association, Inc.

May 2020 Financial Review

1	Ending Total Assets		\$662,239		
2	Outstanding Accounts Total		\$53,232 (41 down 9)		
3	Income	YTD Act	YTD Bud	YTD Var	
	Annual Dues	\$293,780	\$287,508	\$6,272	
	Late Fees	\$4,495	\$0	\$4,495	Item not budgetted
	Interest	\$4,583	\$0	\$4,583	Item not budgetted
	Transfer Fees	\$3,650	\$625	\$3,025	
	Fines	\$3,485	\$0	\$3,485	Item not budgetted
	Dads in the Hood	\$0	\$7,000	(\$7,000)	Event cancelled
	Villages at River Place	\$0	\$14,000	(\$14,000)	Payment overdue
	Other	\$13,885	\$12,200	\$1,685	
	Total Income	\$323,878	\$321,333	\$2,545	1%
4	Expenses	YTD Act	YTD Bud	YTD Var	
	Management Services	\$19,000	\$24,000	(\$5,000)	Two months' charges in December - Bank error
	Administrative Reimbursements	\$9,394	\$7,083	\$2,311	Higher than budgetted activity
	Legal Fees - HOA	\$30	\$4,167	(\$4,137)	
	Easter Egg Hunt	\$1,666	\$4,200	(\$2,534)	Event cancelled
	Dads in the Hood	\$2,985	\$12,000	(\$9,015)	Event cancelled
	Entry Maintenance	\$8,743	\$6,250	\$2,493	
	Boulevard Maintenance	\$22,045	\$40,417	(\$18,372)	Entryway construction
	Sprinkler Repair	\$4,566	\$8,100	(\$3,534)	
	Water Entrance/Retreat	\$11,620	\$8,333	\$3,287	
	Preserve Water	\$0	\$3,125	(\$3,125)	
	Other	\$25,506	\$29,192	(\$3,686)	
	Total Expenses	\$105,555	\$146,867	(\$41,312)	-28%
5	Excess Revenue/Expenses	YTD Act	YTD Bud	YTD Var	
	Total Excess Revenue/Expenses	\$218,323	\$174,466	\$43,857	25%