

River Place Residential Community Association, Inc.

Balance Sheet

Period 10/31/2020

Assets

Bank

10000	CIT Bank OPR 6471	14,107.44
10206	BBVA Money Market 1.38%	77,236.20
10003	CIT Bank Money Market 0181	94,759.36
10004	CIT Bank CD 4240 7/31/20 2.52%	77,063.21
10107	Synchrony Bank CD 2597 - 4/15/21 1.489%	168,338.51
10108	Synchrony Bank CD 6171 - 2/1/21 2.469%	73,813.33

TOTAL Bank 505,318.05

Reserve

10205	CIT Bank CD 15 MO 1/16/21 1.98%	73,425.33
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TOTAL Reserve 73,425.33

Total Assets 578,743.38

Liabilities & Equity

Liability

30001	Replacement Reserves	72,220.52
32000	Prepaid Assessments	1,964.03
36000	Retained Earnings	366,917.98

TOTAL Liability 441,102.53

Equity

Net Income	137,640.85
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TOTAL Equity 137,640.85

Total Liabilities & Equity 578,743.38

Total Assets 9/30/20 per balance sheet		\$ 591,109.92
Less Prepaid	<u>\$ 1,974.03</u>	
Adjust Assets-Reserves	\$ 589,135.89	

Total Assets 10/31/20 per balance sheet		\$ 578,743.38
Less Prepaid	<u>\$ 1,964.03</u>	
Adjust Assets-Reserves	\$ 576,779.35	

Change in Adj Assets-Reserves	\$ (12,356.54)	
Net Income 10/31/20 per balance sheet	\$ 137,640.85	
Minus Net Income 9/30/2020	\$ 149,997.39	

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

Income Statement

Period 10/1/2020 To 10/31/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Annual Dues	60.00	0.00	60.00	296,682.50	287,508.00	9,174.50	287,508.00
TOTAL Assessment Revenue	60.00	0.00	60.00	296,682.50	287,508.00	9,174.50	287,508.00
Other Receivable							
43000 Late Fees	1,200.00	0.00	1,200.00	7,140.00	0.00	7,140.00	0.00
43001 Interest	540.67	0.00	540.67	7,754.13	0.00	7,754.13	0.00
43002 Legal Fees	525.00	0.00	525.00	1,020.00	0.00	1,020.00	0.00
43006 Decals	80.00	100.00	(20.00)	1,340.00	400.00	940.00	400.00
43007 Transfer Fees	800.00	125.00	675.00	8,850.00	1,250.00	7,600.00	1,500.00
43010 Misc.	0.00	0.00	0.00	530.00	0.00	530.00	0.00
43011 Fines	3,550.00	0.00	3,550.00	10,525.00	0.00	10,525.00	0.00
43012 NSF Fees	0.00	0.00	0.00	75.00	0.00	75.00	0.00
43014 Dads In The Hood	0.00	0.00	0.00	0.00	7,000.00	(7,000.00)	7,000.00
43015 Villages At River Place	0.00	0.00	0.00	15,026.78	14,000.00	1,026.78	14,000.00
43200 CCA	0.00	0.00	0.00	12,500.09	12,000.00	500.09	12,000.00
TOTAL Other Receivable	6,695.67	225.00	6,470.67	64,761.00	34,650.00	30,111.00	34,900.00
TOTAL Income	6,755.67	225.00	6,530.67	361,443.50	322,158.00	39,285.50	322,408.00
Expense							
Professional Services							
45000 Management Services	4,750.00	4,800.00	50.00	42,750.00	48,000.00	5,250.00	57,600.00
45001 Administrative Reimbursements	900.11	1,416.65	516.54	16,895.88	14,166.50	(2,729.38)	17,000.00
45002 Legal Fees - HOA	180.00	833.34	653.34	1,076.00	8,333.40	7,257.40	10,000.00
45003 Legal Fees - Collection	0.00	333.35	333.35	640.00	3,333.50	2,693.50	4,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	3,882.06	4,000.00	117.94	4,000.00
45900 Design Review	0.00	125.00	125.00	900.00	500.00	(400.00)	500.00
TOTAL Professional Services	5,830.11	7,508.34	1,678.23	66,143.94	78,333.40	12,189.46	93,100.00
Bank							
60000 Bank Charges	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
TOTAL Bank	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
Common							
80101 Firewise	0.00	100.00	100.00	0.00	400.00	400.00	400.00
TOTAL Common	0.00	100.00	100.00	0.00	400.00	400.00	400.00
Community							
81000 Easter Egg Hunt	0.00	0.00	0.00	1,666.22	4,200.00	2,533.78	4,200.00
81001 Dads In The Hood	0.00	0.00	0.00	2,985.31	12,000.00	9,014.69	12,000.00
81003 Ice Cream Social	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
81004 Meetings	1,102.00	208.34	(893.66)	2,428.03	2,083.40	(344.63)	2,500.00
81005 July 4th	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
81006 Ho-Down	0.00	12,000.00	12,000.00	180.00	12,000.00	11,820.00	12,000.00
81007 Movies In The Park	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
81010 Website Maintenance	0.00	166.67	166.67	1,075.00	1,666.70	591.70	2,000.00
81011 Restriction Inspection	450.00	450.00	0.00	3,525.00	4,500.00	975.00	5,400.00
81012 Sheriff's Patrol / Speed	292.50	1,500.00	1,207.50	12,862.50	15,000.00	2,137.50	18,000.00
81015 Misc.	125.00	133.34	8.34	3,894.75	1,333.40	(2,561.35)	1,600.00
TOTAL Community	1,969.50	14,458.35	12,488.85	28,616.81	58,283.50	29,666.69	63,200.00
Maintenance							
83000 Maintenance Labor / Sign	1,625.00	1,500.00	(125.00)	18,149.25	15,000.00	(3,149.25)	18,000.00
83002 Entryway Maint.	5,171.37	1,250.00	(3,921.37)	19,763.18	12,500.00	(7,263.18)	15,000.00

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Income Statement

Period 10/1/2020 To 10/31/2020 11:59:00 PM

83003 Boulevard Maint.	0.00	8,083.34	8,083.34	41,577.81	80,833.40	39,255.59	97,000.00
83008 Sprinkler Repair	1,869.45	1,500.00	(369.45)	12,827.20	18,000.00	5,172.80	20,000.00
83012 Color Change	0.00	4,000.00	4,000.00	0.00	8,000.00	8,000.00	8,000.00
83017 Pond Maintenance	0.00	208.35	208.35	517.48	2,083.49	1,566.01	2,500.00
83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL Maintenance	8,665.82	16,541.69	7,875.87	92,834.92	136,416.89	43,581.97	165,500.00
Utility							
85000 Electricity	127.41	416.67	289.26	2,444.44	4,166.70	1,722.26	5,000.00
85001 Street Lights	66.66	0.00	(66.66)	66.66	0.00	(66.66)	0.00
85002 Water Entrance / Retreat	1,538.63	1,666.67	128.04	15,293.76	16,666.70	1,372.94	20,000.00
85003 Section 23 / Cortana Water	407.82	291.67	(116.15)	3,426.38	2,916.70	(509.68)	3,500.00
85004 Preserve Water	506.26	625.00	118.74	5,231.74	6,250.00	1,018.26	7,500.00
TOTAL Utility	2,646.78	3,000.01	353.23	26,462.98	30,000.10	3,537.12	36,000.00
Insurance							
87001 Insurance	0.00	6,700.00	6,700.00	7,767.00	6,700.00	(1,067.00)	6,700.00
TOTAL Insurance	0.00	6,700.00	6,700.00	7,767.00	6,700.00	(1,067.00)	6,700.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	0.00	800.00	800.00	800.00
88001 Income Tax	0.00	0.00	0.00	1,967.00	500.00	(1,467.00)	500.00
TOTAL Taxes	0.00	0.00	0.00	1,967.00	1,300.00	(667.00)	1,300.00
TOTAL Expense	19,112.21	48,308.39	29,196.18	223,802.65	311,433.89	87,631.24	366,200.00
Excess Revenue / Expense	(12,356.54)	(48,083.39)	35,726.85	137,640.85	10,724.11	126,916.74	(43,792.00)