

River Place Residential Community Association, Inc.

Balance Sheet

Period 04/30/2021

Assets

Bank

10000	CIT Bank OPR 6471	200,459.78
10206	BBVA Money Market 1.38%	77,250.90
10003	CIT Bank Money Market 0181	36,588.32
10004	CIT Bank CD 4240 7/31/21 0.75%	77,348.77
10107	Synchrony Bank CD 2597 - 4/15/22 0.03%	169,591.52
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,432.36

TOTAL Bank 635,671.65

Reserve

10205	CIT Bank CD 6190 14/16/22 0.60%	73,901.93
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TOTAL Reserve 73,901.93

Total Assets 709,573.58

Liabilities & Equity

Liability

30001	Replacement Reserves	75,468.70
32000	Prepaid Assessments	4,670.46
36000	Retained Earnings	448,105.41

TOTAL Liability 528,244.57

Equity

Net Income	181,329.01
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TOTAL Equity 181,329.01

Total Liabilities & Equity 709,573.58

Total Assests 3/31/21 per balance sheet		\$ 751,678.98
Less Prepaids	\$ <u>4,840.46</u>	
Adjust Assets-Reserves	\$ 746,838.52	

Total Assests 4/30/21 per balance sheet		\$ 709,573.58
Less Prepaids	\$ <u>4,670.46</u>	
Adjust Assets-Reserves	\$ 704,903.12	

Change in Adj Assets-Reserves	\$ (41,935.40)	
Net Income April 2021 per balance sheet	\$ 181,329.01	
Batch Adjustment for monthly reserve transfer	(\$450)	
Minus Net Income Prior Month	\$ 223,714.41	

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

Income Statement

Period 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
40000 Annual Dues	3,100.00	0.00	3,100.00	291,650.60	287,508.00	4,142.60	287,508.00
TOTAL Assessment Revenue	3,100.00	0.00	3,100.00	291,650.60	287,508.00	4,142.60	287,508.00
<u>Other Receivable</u>							
43000 Late Fees	570.00	0.00	570.00	3,545.00	0.00	3,545.00	0.00
43001 Interest	317.58	0.00	317.58	1,630.20	0.00	1,630.20	0.00
43002 Legal Fees	0.00	0.00	0.00	135.00	0.00	135.00	0.00
43006 Decals	120.00	50.00	70.00	430.00	200.00	230.00	600.00
43007 Transfer Fees	500.00	375.00	125.00	1,900.00	1,500.00	400.00	4,500.00
43010 Misc.	0.00	0.00	0.00	29.56	0.00	29.56	0.00
43011 Fines	1,350.00	0.00	1,350.00	2,195.00	0.00	2,195.00	0.00
43012 NSF Fees	0.00	0.00	0.00	95.00	0.00	95.00	0.00
43014 Dads In The Hood	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
43015 Villages At River Place	0.00	0.00	0.00	0.00	10,000.00	(10,000.00)	10,000.00
43200 CCA	0.00	0.00	0.00	0.00	8,000.00	(8,000.00)	8,000.00
TOTAL Other Receivable	2,857.58	425.00	2,432.58	9,959.76	19,700.00	(9,740.24)	30,600.00
TOTAL Income	5,957.58	425.00	5,532.58	301,610.36	307,208.00	(5,597.64)	318,108.00
Expense							
<u>Professional Services</u>							
45000 Management Services	4,750.00	4,750.00	0.00	19,000.00	19,000.00	0.00	57,000.00
45001 Administrative Reimbursements	2,014.98	1,667.00	(347.98)	6,932.48	6,668.00	(264.48)	20,000.00
45002 Legal Fees - HOA	0.00	1,000.00	1,000.00	360.00	4,000.00	3,640.00	12,000.00
45004 Audit / Tax Preparation	2,044.91	0.00	(2,044.91)	3,609.87	3,500.00	(109.87)	4,000.00
45900 Design Review	0.00	0.00	0.00	0.00	450.00	450.00	450.00
TOTAL Professional Services	8,809.89	7,417.00	(1,392.89)	29,902.35	33,618.00	3,715.65	93,450.00
<u>Bank</u>							
60000 Bank Charges	0.00	0.00	0.00	40.00	0.00	(40.00)	0.00
TOTAL Bank	0.00	0.00	0.00	40.00	0.00	(40.00)	0.00
<u>Common</u>							
80101 Firewise	0.00	100.00	100.00	0.00	200.00	200.00	400.00
TOTAL Common	0.00	100.00	100.00	0.00	200.00	200.00	400.00
<u>Community</u>							
81000 Easter Egg Hunt	0.00	4,200.00	4,200.00	0.00	4,200.00	4,200.00	4,200.00
81001 Dads In The Hood	0.00	0.00	0.00	0.00	12,000.00	12,000.00	12,000.00
81003 Ice Cream Social	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
81004 Meetings	0.00	208.00	208.00	103.14	832.00	728.86	2,500.00
81005 July 4th	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
81006 Ho-Down	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
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	167.00	167.00	67.20	668.00	600.80	2,000.00
81011 Restriction Inspection	650.00	650.00	0.00	1,950.00	2,600.00	650.00	7,800.00
81012 Sheriff's Patrol / Speed	422.50	3,750.00	3,327.50	1,820.00	15,000.00	13,180.00	45,000.00
81015 Misc.	125.00	250.00	125.00	500.00	1,000.00	500.00	3,000.00
TOTAL Community	1,197.50	9,225.00	8,027.50	4,440.34	36,300.00	31,859.66	95,000.00
<u>Maintenance</u>							
83000 Maintenance Labor / Sign	25,377.64	1,500.00	(23,877.64)	38,611.29	6,000.00	(32,611.29)	18,000.00
83002 Entryway Maint.	1,175.52	1,675.00	499.48	4,702.09	6,700.00	1,997.91	20,100.00
83003 Boulevard Maint.	5,171.36	8,083.00	2,911.64	21,860.96	32,332.00	10,471.04	97,000.00

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Income Statement

Period 4/1/2021 To 4/30/2021 11:59:00 PM

83006 Cortana Ridge Maint.	176.99	0.00	(176.99)	176.99	0.00	(176.99)	0.00
83008 Sprinkler Repair	5,683.58	2,500.00	(3,183.58)	12,178.97	6,000.00	(6,178.97)	20,000.00
83012 Color Change	0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	8,000.00
83017 Pond Maintenance	0.00	208.00	208.00	258.18	832.00	573.82	2,500.00
83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL Maintenance	37,585.09	17,966.00	(19,619.09)	77,788.48	55,864.00	(21,924.48)	170,600.00
Utility							
85000 Electricity	155.08	417.00	261.92	605.39	1,668.00	1,062.61	5,000.00
85002 Water Entrance / Retreat	145.42	2,583.00	2,437.58	3,837.79	10,332.00	6,494.21	31,000.00
TOTAL Utility	300.50	3,000.00	2,699.50	4,443.18	12,000.00	7,556.82	36,000.00
Insurance							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	0.00	1,300.00	1,300.00	1,300.00
88001 Income Tax	0.00	0.00	0.00	1,867.00	2,000.00	133.00	2,000.00
TOTAL Taxes	0.00	0.00	0.00	1,867.00	3,300.00	1,433.00	3,300.00
Reserve							
91001 Replacement Reserves	450.00	450.00	0.00	1,800.00	1,800.00	0.00	5,400.00
TOTAL Reserve	450.00	450.00	0.00	1,800.00	1,800.00	0.00	5,400.00
TOTAL Expense	48,342.98	38,158.00	(10,184.98)	120,281.35	143,082.00	22,800.65	412,150.00
Excess Revenue / Expense	(42,385.40)	(37,733.00)	(4,652.40)	181,329.01	164,126.00	17,203.01	(94,042.00)