

River Place Residential Community Association, Inc.

Balance Sheet

Period 02/28/2021

**Assets**

Bank

10000	CIT Bank OPR 6471	235,817.53
10206	BBVA Money Market 1.38%	77,249.65
10003	CIT Bank Money Market 0181	35,679.29
10004	CIT Bank CD 4240 7/31/21 0.75%	77,255.05
10107	Synchrony Bank CD 2597 - 4/15/21 1.489%	169,183.83
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,428.75

TOTAL Bank 669,614.10

Reserve

10205	CIT Bank CD 6190 14/16/22 0.60%	73,830.30
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TOTAL Reserve 73,830.30

*Total Assets* 743,444.40

**Liabilities & Equity**

Liability

30001	Replacement Reserves	74,568.70
32000	Prepaid Assessments	3,321.05
36000	Retained Earnings	423,713.82

TOTAL Liability 501,603.57

Equity

Net Income	241,840.83
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TOTAL Equity 241,840.83

*Total Liabilities & Equity* 743,444.40

Total Assests 1/31/21 per balance sheet		\$ 739,132.17
Less Prepays	\$ <u>1,851.05</u>	
Adjust Assets-Reserves	\$ 737,281.12	

Total Assests 2/29/21 per balance sheet		\$ 743,444.40
Less Prepays	\$ <u>3,321.05</u>	
Adjust Assets-Reserves	\$ 740,123.35	

Change in Adj Assets-Reserves	\$ 2,842.23	
Net Income February 2021 per balance sheet	\$ 241,840.83	
Minus Net Income Prior Month	\$ 239,448.60	
Batch Adjustment for monthly reserve transfer	(\$450)	

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

## Income Statement

Period 2/1/2021 To 2/28/2021 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	26,766.00	0.00	26,766.00	276,120.60	287,508.00	(11,387.40)	287,508.00
TOTAL Assessment Revenue	26,766.00	0.00	26,766.00	276,120.60	287,508.00	(11,387.40)	287,508.00
<b>Other Receivable</b>							
43000 Late Fees	1,550.00	0.00	1,550.00	1,530.00	0.00	1,530.00	0.00
43001 Interest	469.41	0.00	469.41	1,027.49	0.00	1,027.49	0.00
43006 Decals	40.00	50.00	(10.00)	90.00	100.00	(10.00)	600.00
43007 Transfer Fees	200.00	375.00	(175.00)	800.00	750.00	50.00	4,500.00
43010 Misc.	10.00	0.00	10.00	15.00	0.00	15.00	0.00
43011 Fines	375.00	0.00	375.00	375.00	0.00	375.00	0.00
43012 NSF Fees	0.00	0.00	0.00	50.00	0.00	50.00	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	0.00	0.00	10,000.00
43200 CCA	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
TOTAL Other Receivable	2,644.41	425.00	2,219.41	3,887.49	850.00	3,037.49	30,600.00
TOTAL Income	29,410.41	425.00	28,985.41	280,008.09	288,358.00	(8,349.91)	318,108.00
<b>Expense</b>							
<b>Professional Services</b>							
45000 Management Services	4,750.00	4,750.00	0.00	9,500.00	9,500.00	0.00	57,000.00
45001 Administrative Reimbursements	2,346.15	1,667.00	(679.15)	3,485.15	3,334.00	(151.15)	20,000.00
45002 Legal Fees - HOA	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
45004 Audit / Tax Preparation	424.01	3,500.00	3,075.99	997.96	3,500.00	2,502.04	4,000.00
45900 Design Review	0.00	450.00	450.00	0.00	450.00	450.00	450.00
TOTAL Professional Services	7,520.16	11,367.00	3,846.84	13,983.11	18,784.00	4,800.89	93,450.00
<b>Bank</b>							
60000 Bank Charges	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
TOTAL Bank	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
<b>Common</b>							
80101 Firewise	0.00	0.00	0.00	0.00	100.00	100.00	400.00
TOTAL Common	0.00	0.00	0.00	0.00	100.00	100.00	400.00
<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	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	416.00	416.00	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	0.00	334.00	334.00	2,000.00
81011 Restriction Inspection	650.00	650.00	0.00	650.00	1,300.00	650.00	7,800.00
81012 Sheriff's Patrol / Speed	503.75	3,750.00	3,246.25	1,202.50	7,500.00	6,297.50	45,000.00
81015 Misc.	125.00	250.00	125.00	250.00	500.00	250.00	3,000.00
TOTAL Community	1,278.75	5,025.00	3,746.25	2,102.50	10,050.00	7,947.50	95,000.00
<b>Maintenance</b>							
83000 Maintenance Labor / Sign	6,861.38	1,500.00	(5,361.38)	8,598.40	3,000.00	(5,598.40)	18,000.00
83002 Entryway Maint.	1,175.53	1,675.00	499.47	2,351.05	3,350.00	998.95	20,100.00
83003 Boulevard Maint.	5,171.36	8,083.00	2,911.64	5,171.36	16,166.00	10,994.64	97,000.00
83008 Sprinkler Repair	2,172.29	1,000.00	(1,172.29)	2,172.29	2,000.00	(172.29)	20,000.00

River Place Residential Community Association, Inc.  
Income Statement

Period 2/1/2021 To 2/28/2021 11:59:00 PM

83012 Color Change	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
83017 Pond Maintenance	0.00	208.00	208.00	0.00	416.00	416.00	2,500.00
83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
<b>TOTAL Maintenance</b>	<b>15,380.56</b>	<b>12,466.00</b>	<b>(2,914.56)</b>	<b>18,293.10</b>	<b>24,932.00</b>	<b>6,638.90</b>	<b>170,600.00</b>
<b>Utility</b>							
85000 Electricity	177.02	417.00	239.98	245.02	834.00	588.98	5,000.00
85002 Water Entrance / Retreat	344.69	2,583.00	2,238.31	746.53	5,166.00	4,419.47	31,000.00
<b>TOTAL Utility</b>	<b>521.71</b>	<b>3,000.00</b>	<b>2,478.29</b>	<b>991.55</b>	<b>6,000.00</b>	<b>5,008.45</b>	<b>36,000.00</b>
<b>Insurance</b>							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
<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>8,000.00</b>
<b>Taxes</b>							
88000 Property Tax	0.00	1,300.00	1,300.00	0.00	1,300.00	1,300.00	1,300.00
88001 Income Tax	1,867.00	2,000.00	133.00	1,867.00	2,000.00	133.00	2,000.00
<b>TOTAL Taxes</b>	<b>1,867.00</b>	<b>3,300.00</b>	<b>1,433.00</b>	<b>1,867.00</b>	<b>3,300.00</b>	<b>1,433.00</b>	<b>3,300.00</b>
<b>Reserve</b>							
91001 Replacement Reserves	450.00	450.00	0.00	900.00	900.00	0.00	5,400.00
<b>TOTAL Reserve</b>	<b>450.00</b>	<b>450.00</b>	<b>0.00</b>	<b>900.00</b>	<b>900.00</b>	<b>0.00</b>	<b>5,400.00</b>
<b>TOTAL Expense</b>	<b>27,018.18</b>	<b>35,608.00</b>	<b>8,589.82</b>	<b>38,167.26</b>	<b>64,066.00</b>	<b>25,898.74</b>	<b>412,150.00</b>
<b>Excess Revenue / Expense</b>	<b>2,392.23</b>	<b>(35,183.00)</b>	<b>37,575.23</b>	<b>241,840.83</b>	<b>224,292.00</b>	<b>17,548.83</b>	<b>(94,042.00)</b>