

River Place Residential Community Association, Inc.

Balance Sheet

Period 01/31/2021

Assets

Bank

10000	CIT Bank OPR 6471	232,414.99
10206	BBVA Money Market 1.38%	77,247.39
10003	CIT Bank Money Market 0181	35,225.23
10004	CIT Bank CD 4240 7/31/21 0.75%	77,209.03
10107	Synchrony Bank CD 2597 - 4/15/21 1.489%	168,970.01
10108	Synchrony Bank CD 6171 - 2/1/21 2.469%	74,272.84

TOTAL Bank 665,339.49

Reserve

10205	CIT Bank CD 6190 14/16/22 0.60%	73,792.68
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TOTAL Reserve 73,792.68

Total Assets 739,132.17

Liabilities & Equity

Liability

30001	Replacement Reserves	74,118.70
32000	Prepaid Assessments	1,851.05
36000	Retained Earnings	423,713.82

TOTAL Liability 499,683.57

Equity

Net Income	239,448.60
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TOTAL Equity 239,448.60

Total Liabilities & Equity 739,132.17

Total Assests 12/31/20 per balance sheet		\$ 642,171.92
Less Prepays	<u>\$ 144,789.40</u>	
Adjust Assets-Reserves	\$ 497,382.52	

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

Change in Adj Assets-Reserves	\$ 239,898.60	
Net Income 01/31/21 per balance sheet	\$ 239,448.60	
Expected change in Adj Assets-Res	\$ 239,448.60	
Batch Adjustment for prepaids	\$450	

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

Income Statement

Period 1/1/2021 To 1/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Annual Dues	249,354.60	287,508.00	(38,153.40)	249,354.60	287,508.00	(38,153.40)	287,508.00
TOTAL Assessment Revenue	249,354.60	287,508.00	(38,153.40)	249,354.60	287,508.00	(38,153.40)	287,508.00
Other Receivable							
43000 Late Fees	(20.00)	0.00	(20.00)	(20.00)	0.00	(20.00)	0.00
43001 Interest	558.08	0.00	558.08	558.08	0.00	558.08	0.00
43006 Decals	50.00	50.00	0.00	50.00	50.00	0.00	600.00
43007 Transfer Fees	600.00	375.00	225.00	600.00	375.00	225.00	4,500.00
43010 Misc.	5.00	0.00	5.00	5.00	0.00	5.00	0.00
43012 NSF Fees	50.00	0.00	50.00	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	1,243.08	425.00	818.08	1,243.08	425.00	818.08	30,600.00
TOTAL Income	250,597.68	287,933.00	(37,335.32)	250,597.68	287,933.00	(37,335.32)	318,108.00
Expense							
Professional Services							
45000 Management Services	4,750.00	4,750.00	0.00	4,750.00	4,750.00	0.00	57,000.00
45001 Administrative Reimbursements	1,139.00	1,667.00	528.00	1,139.00	1,667.00	528.00	20,000.00
45002 Legal Fees - HOA	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
45004 Audit / Tax Preparation	573.95	0.00	(573.95)	573.95	0.00	(573.95)	4,000.00
45900 Design Review	0.00	0.00	0.00	0.00	0.00	0.00	450.00
TOTAL Professional Services	6,462.95	7,417.00	954.05	6,462.95	7,417.00	954.05	93,450.00
Bank							
60000 Bank Charges	30.00	0.00	(30.00)	30.00	0.00	(30.00)	0.00
TOTAL Bank	30.00	0.00	(30.00)	30.00	0.00	(30.00)	0.00
Common							
80101 Firewise	0.00	100.00	100.00	0.00	100.00	100.00	400.00
TOTAL Common	0.00	100.00	100.00	0.00	100.00	100.00	400.00
Community							
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	208.00	208.00	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	167.00	167.00	2,000.00
81011 Restriction Inspection	0.00	650.00	650.00	0.00	650.00	650.00	7,800.00
81012 Sheriff's Patrol / Speed	698.75	3,750.00	3,051.25	698.75	3,750.00	3,051.25	45,000.00
81015 Misc.	125.00	250.00	125.00	125.00	250.00	125.00	3,000.00
TOTAL Community	823.75	5,025.00	4,201.25	823.75	5,025.00	4,201.25	95,000.00
Maintenance							
83000 Maintenance Labor / Sign	1,737.02	1,500.00	(237.02)	1,737.02	1,500.00	(237.02)	18,000.00
83002 Entryway Maint.	1,175.52	1,675.00	499.48	1,175.52	1,675.00	499.48	20,100.00
83003 Boulevard Maint.	0.00	8,083.00	8,083.00	0.00	8,083.00	8,083.00	97,000.00
83008 Sprinkler Repair	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	20,000.00
83012 Color Change	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00

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Period 1/1/2021 To 1/31/2021 11:59:00 PM

83017 Pond Maintenance	0.00	208.00	208.00	0.00	208.00	208.00	2,500.00
83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL Maintenance	2,912.54	12,466.00	9,553.46	2,912.54	12,466.00	9,553.46	170,600.00
Utility							
85000 Electricity	68.00	417.00	349.00	68.00	417.00	349.00	5,000.00
85002 Water Entrance / Retreat	401.84	2,583.00	2,181.16	401.84	2,583.00	2,181.16	31,000.00
TOTAL Utility	469.84	3,000.00	2,530.16	469.84	3,000.00	2,530.16	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	0.00	0.00	1,300.00
88001 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00
Reserve							
91001 Replacement Reserves	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
TOTAL Reserve	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
TOTAL Expense	11,149.08	28,458.00	17,308.92	11,149.08	28,458.00	17,308.92	412,150.00
Excess Revenue / Expense	239,448.60	259,475.00	(20,026.40)	239,448.60	259,475.00	(20,026.40)	(94,042.00)