

River Place Residential Community Association, Inc.

Balance Sheet

Period 10/31/2021

Assets

Bank

10000	CIT Bank OPR 6471	2,368.44
10003	CIT Bank Money Market 0181	5,864.08
10004	CIT Bank CD 4240 7/31/22 0.75%	77,585.30
10107	Synchrony Bank CD 2597 - 4/15/22 0.03%	169,617.03
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,443.56

TOTAL Bank 329,878.41

Reserve

10205	CIT Bank CD 6190 14/16/22 0.60%	74,124.57
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TOTAL Reserve 74,124.57

Total Assets 404,002.98

Liabilities & Equity

Liability

30001	Replacement Reserves	77,718.70
32000	Prepaid Assessments	7,865.58
36000	Retained Earnings	370,850.49

TOTAL Liability 456,434.77

Equity

Net Income	(52,431.79)
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TOTAL Equity (52,431.79)

Total Liabilities & Equity 404,002.98

Total Assets 9/30/21 per balance sheet		\$ 522,011.36
Less Prepaid	<u>\$ 6,476.70</u>	
Adjust Assets-Reserves	\$ 515,534.66	

Total Assets 10/31/21 per balance sheet		\$ 404,002.98
Less Prepaid	<u>\$ 7,865.58</u>	
Adjust Assets-Reserves	\$ 396,137.40	

Change in Adj Assets-Reserves	\$ (119,397.26)	
Net Income 10/31/21 per balance sheet	\$ (52,431.79)	
Minus Net Income 9/30/2021	\$ (10,289.45)	
Batch Adjustment for Pending Deposit from PNC	\$ 77,254.92	

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

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Annual Dues	20.00	0.00	20.00	296,660.00	287,508.00	9,152.00	287,508.00
TOTAL Assessment Revenue	20.00	0.00	20.00	296,660.00	287,508.00	9,152.00	287,508.00
Other Receivable							
43000 Late Fees	300.00	0.00	300.00	6,355.00	0.00	6,355.00	0.00
43001 Interest	75.20	0.00	75.20	2,185.77	0.00	2,185.77	0.00
43002 Legal Fees	0.00	0.00	0.00	560.00	0.00	560.00	0.00
43006 Decals	30.00	50.00	(20.00)	950.00	500.00	450.00	600.00
43007 Transfer Fees	500.00	375.00	125.00	7,400.00	3,750.00	3,650.00	4,500.00
43010 Misc.	225.00	0.00	225.00	11,379.56	0.00	11,379.56	0.00
43011 Fines	300.00	0.00	300.00	6,710.00	0.00	6,710.00	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	7,500.00	(7,500.00)	0.00	7,500.00	(7,500.00)	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	1,430.20	7,925.00	(6,494.80)	35,635.33	29,750.00	5,885.33	30,600.00
TOTAL Income	1,450.20	7,925.00	(6,474.80)	332,295.33	317,258.00	15,037.33	318,108.00
Expense							
Professional Services							
45000 Management Services	4,750.00	4,750.00	0.00	47,500.00	47,500.00	0.00	57,000.00
45001 Administrative Reimbursements	2,544.49	1,667.00	(877.49)	16,585.37	16,670.00	84.63	20,000.00
45002 Legal Fees - HOA	201.12	1,000.00	798.88	1,161.12	10,000.00	8,838.88	12,000.00
45004 Audit / Tax Preparation	0.00	500.00	500.00	3,609.87	4,000.00	390.13	4,000.00
45900 Design Review	0.00	0.00	0.00	0.00	450.00	450.00	450.00
TOTAL Professional Services	7,495.61	7,917.00	421.39	68,856.36	78,620.00	9,763.64	93,450.00
Bank							
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
Common							
80100 Major Projects	0.00	0.00	0.00	69,915.51	0.00	(69,915.51)	0.00
80101 Firewise	0.00	100.00	100.00	0.00	400.00	400.00	400.00
TOTAL Common	0.00	100.00	100.00	69,915.51	400.00	(69,515.51)	400.00
Community							
81000 Easter Egg Hunt	0.00	0.00	0.00	0.00	4,200.00	4,200.00	4,200.00
81001 Dads In The Hood	0.00	0.00	0.00	1,883.37	12,000.00	10,116.63	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	0.00	208.00	208.00	103.14	2,080.00	1,976.86	2,500.00
81005 July 4th	0.00	0.00	0.00	891.52	1,000.00	108.48	1,000.00
81006 Ho-Down	3,499.93	13,000.00	9,500.07	3,499.93	13,000.00	9,500.07	13,000.00
81007 Movies In The Park	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
81008 Newsletters	67.20	0.00	(67.20)	201.60	0.00	(201.60)	0.00
81010 Website Maintenance	0.00	167.00	167.00	67.20	1,670.00	1,602.80	2,000.00
81011 Restriction Inspection	650.00	650.00	0.00	5,850.00	6,500.00	650.00	7,800.00
81012 Sheriff's Patrol / Speed	9,228.75	3,750.00	(5,478.75)	59,490.00	37,500.00	(21,990.00)	45,000.00
81015 Misc.	0.00	250.00	250.00	1,250.00	2,500.00	1,250.00	3,000.00
TOTAL Community	13,445.88	18,025.00	4,579.12	73,236.76	84,950.00	11,713.24	95,000.00
Maintenance							
83000 Maintenance Labor / Sign Changes	1,855.00	1,500.00	(355.00)	26,809.68	15,000.00	(11,809.68)	18,000.00

River Place Residential Community Association, Inc.

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

83002 Entryway Maint.	1,195.98	1,675.00	479.02	12,960.47	16,750.00	3,789.53	20,100.00
83003 Boulevard Maint.	8,141.30	8,083.00	(58.30)	69,106.65	80,830.00	11,723.35	97,000.00
83006 Cortana Ridge Maint.	0.00	0.00	0.00	423.49	0.00	(423.49)	0.00
83008 Sprinkler Repair	2,560.70	1,500.00	(1,060.70)	18,960.80	18,000.00	(960.80)	20,000.00
83012 Color Change	0.00	4,000.00	4,000.00	8,432.68	8,000.00	(432.68)	8,000.00
83017 Pond Maintenance	6,170.25	208.00	(5,962.25)	6,428.43	2,080.00	(4,348.43)	2,500.00
83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL Maintenance	19,923.23	16,966.00	(2,957.23)	143,122.20	140,660.00	(2,462.20)	170,600.00
Utility							
85000 Electricity	823.33	417.00	(406.33)	2,272.51	4,170.00	1,897.49	5,000.00
85002 Water Entrance / Retreat	2,025.67	2,583.00	557.33	13,258.78	25,830.00	12,571.22	31,000.00
TOTAL Utility	2,849.00	3,000.00	151.00	15,531.29	30,000.00	14,468.71	36,000.00
Insurance							
87001 Insurance	(40.00)	0.00	40.00	8,108.00	8,000.00	(108.00)	8,000.00
TOTAL Insurance	(40.00)	0.00	40.00	8,108.00	8,000.00	(108.00)	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	0.00	450.00	450.00	4,050.00	4,500.00	450.00	5,400.00
TOTAL Reserve	0.00	450.00	450.00	4,050.00	4,500.00	450.00	5,400.00
TOTAL Expense	43,673.72	46,458.00	2,784.28	384,727.12	350,430.00	(34,297.12)	412,150.00
Excess Revenue / Expense	(42,223.52)	(38,533.00)	(3,690.52)	(52,431.79)	(33,172.00)	(19,259.79)	(94,042.00)