

River Place Residential Community Association, Inc.

Balance Sheet

Period 09/30/2021

**Assets**

Bank

10000	CIT Bank OPR 6471	10,277.21
10206	BBVA Money Market 1.38%	77,254.14
10003	CIT Bank Money Market 0181	38,861.98
10004	CIT Bank CD 4240 7/31/22 0.75%	77,556.61
10107	Synchrony Bank CD 2597 - 4/15/22 0.03%	169,612.85
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,441.72

TOTAL Bank 448,004.51

Reserve

10205	CIT Bank CD 6190 14/16/22 0.60%	74,088.03
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TOTAL Reserve 74,088.03

*Total Assets* 522,092.54

**Liabilities & Equity**

Liability

30001	Replacement Reserves	77,718.70
32000	Prepaid Assessments	6,476.70
36000	Retained Earnings	448,105.41

TOTAL Liability 532,300.81

Equity

Net Income	(10,208.27)
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TOTAL Equity (10,208.27)

*Total Liabilities & Equity* 522,092.54

Total Assets 8/30/21 per balance sheet		\$ 598,684.37
Less Prepaid	\$ <u>5,860.91</u>	
Adjust Assets-Reserves	\$ 592,823.46	

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

Change in Adj Assets-Reserves	\$ (77,288.80)	
Net Income 9/30/21 per balance sheet	\$ (10,289.45)	
Minus Net Income 8/30/2021	\$ 67,449.35	
Batch Adjustment for Reserve Transfer	\$ (450.00)	

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

## Income Statement

Period 9/1/2021 To 9/30/2021 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	260.00	0.00	260.00	296,640.00	287,508.00	9,132.00	287,508.00
<b>TOTAL Assessment Revenue</b>	<b>260.00</b>	<b>0.00</b>	<b>260.00</b>	<b>296,640.00</b>	<b>287,508.00</b>	<b>9,132.00</b>	<b>287,508.00</b>
<b>Other Receivable</b>							
43000 Late Fees	160.00	0.00	160.00	6,055.00	0.00	6,055.00	0.00
43001 Interest	81.18	0.00	81.18	2,110.57	0.00	2,110.57	0.00
43002 Legal Fees	0.00	0.00	0.00	560.00	0.00	560.00	0.00
43006 Decals	130.00	50.00	80.00	920.00	450.00	470.00	600.00
43007 Transfer Fees	1,100.00	375.00	725.00	6,900.00	3,375.00	3,525.00	4,500.00
43010 Misc.	925.00	0.00	925.00	11,154.56	0.00	11,154.56	0.00
43011 Fines	0.00	0.00	0.00	6,410.00	0.00	6,410.00	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
<b>TOTAL Other Receivable</b>	<b>2,396.18</b>	<b>425.00</b>	<b>1,971.18</b>	<b>34,205.13</b>	<b>21,825.00</b>	<b>12,380.13</b>	<b>30,600.00</b>
<b>TOTAL Income</b>	<b>2,656.18</b>	<b>425.00</b>	<b>2,231.18</b>	<b>330,845.13</b>	<b>309,333.00</b>	<b>21,512.13</b>	<b>318,108.00</b>
<b>Expense</b>							
<b>Professional Services</b>							
45000 Management Services	4,750.00	4,750.00	0.00	42,750.00	42,750.00	0.00	57,000.00
45001 Administrative Reimbursements	2,679.44	1,667.00	(1,012.44)	14,040.88	15,003.00	962.12	20,000.00
45002 Legal Fees - HOA	570.00	1,000.00	430.00	960.00	9,000.00	8,040.00	12,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	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
<b>TOTAL Professional Services</b>	<b>7,999.44</b>	<b>7,417.00</b>	<b>(582.44)</b>	<b>61,360.75</b>	<b>70,703.00</b>	<b>9,342.25</b>	<b>93,450.00</b>
<b>Bank</b>							
60000 Bank Charges	0.00	0.00	0.00	40.00	0.00	(40.00)	0.00
<b>TOTAL Bank</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40.00</b>	<b>0.00</b>	<b>(40.00)</b>	<b>0.00</b>
<b>Common</b>							
80100 Major Projects	69,915.51	0.00	(69,915.51)	69,915.51	0.00	(69,915.51)	0.00
80101 Firewise	0.00	0.00	0.00	0.00	300.00	300.00	400.00
<b>TOTAL Common</b>	<b>69,915.51</b>	<b>0.00</b>	<b>(69,915.51)</b>	<b>69,915.51</b>	<b>300.00</b>	<b>(69,615.51)</b>	<b>400.00</b>
<b>Community</b>							
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	1,872.00	1,768.86	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	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	3,000.00	3,000.00	3,000.00
81008 Newsletters	0.00	0.00	0.00	134.40	0.00	(134.40)	0.00
81010 Website Maintenance	0.00	167.00	167.00	67.20	1,503.00	1,435.80	2,000.00
81011 Restriction Inspection	1,300.00	650.00	(650.00)	5,200.00	5,850.00	650.00	7,800.00
81012 Sheriff's Patrol / Speed	34,320.00	3,750.00	(30,570.00)	50,261.25	33,750.00	(16,511.25)	45,000.00
81015 Misc.	125.00	250.00	125.00	1,250.00	2,250.00	1,000.00	3,000.00
<b>TOTAL Community</b>	<b>35,745.00</b>	<b>5,025.00</b>	<b>(30,720.00)</b>	<b>59,790.88</b>	<b>66,925.00</b>	<b>7,134.12</b>	<b>95,000.00</b>
<b>Maintenance</b>							
83000 Maintenance Labor / Sign Changes	(25,285.81)	1,500.00	26,785.81	24,954.68	13,500.00	(11,454.68)	18,000.00

# River Place Residential Community Association, Inc.

## Income Statement

Period 9/1/2021 To 9/30/2021 11:59:00 PM

83002 Entryway Maint.	1,195.98	1,675.00	479.02	11,764.49	15,075.00	3,310.51	20,100.00
83003 Boulevard Maint.	11,951.69	8,083.00	(3,868.69)	60,965.35	72,747.00	11,781.65	97,000.00
83006 Cortana Ridge Maint.	0.00	0.00	0.00	423.49	0.00	(423.49)	0.00
83008 Sprinkler Repair	(31,988.56)	2,100.00	34,088.56	16,400.10	16,500.00	99.90	20,000.00
83012 Color Change	0.00	0.00	0.00	8,432.68	4,000.00	(4,432.68)	8,000.00
83017 Pond Maintenance	0.00	208.00	208.00	258.18	1,872.00	1,613.82	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>(44,126.70)</b>	<b>13,566.00</b>	<b>57,692.70</b>	<b>123,198.97</b>	<b>123,694.00</b>	<b>495.03</b>	<b>170,600.00</b>
<b>Utility</b>							
85000 Electricity	117.78	417.00	299.22	1,449.18	3,753.00	2,303.82	5,000.00
85002 Water Entrance / Retreat	2,064.77	2,583.00	518.23	11,233.11	23,247.00	12,013.89	31,000.00
<b>TOTAL Utility</b>	<b>2,182.55</b>	<b>3,000.00</b>	<b>817.45</b>	<b>12,682.29</b>	<b>27,000.00</b>	<b>14,317.71</b>	<b>36,000.00</b>
<b>Insurance</b>							
87001 Insurance	8,148.00	4,000.00	(4,148.00)	8,148.00	8,000.00	(148.00)	8,000.00
<b>TOTAL Insurance</b>	<b>8,148.00</b>	<b>4,000.00</b>	<b>(4,148.00)</b>	<b>8,148.00</b>	<b>8,000.00</b>	<b>(148.00)</b>	<b>8,000.00</b>
<b>Taxes</b>							
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
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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	4,050.00	4,050.00	0.00	5,400.00
<b>TOTAL Reserve</b>	<b>450.00</b>	<b>450.00</b>	<b>0.00</b>	<b>4,050.00</b>	<b>4,050.00</b>	<b>0.00</b>	<b>5,400.00</b>
<b>TOTAL Expense</b>	<b>80,313.80</b>	<b>33,458.00</b>	<b>(46,855.80)</b>	<b>341,053.40</b>	<b>303,972.00</b>	<b>(37,081.40)</b>	<b>412,150.00</b>
<b>Excess Revenue / Expense</b>	<b>(77,657.62)</b>	<b>(33,033.00)</b>	<b>(44,624.62)</b>	<b>(10,208.27)</b>	<b>5,361.00</b>	<b>(15,569.27)</b>	<b>(94,042.00)</b>