

River Place Residential Community Association, Inc.

Balance Sheet

Posted 12/31/2021

Assets

Bank

10000	CIT Bank OPR 6471	244,570.33
10003	CIT Bank Money Market 0181	5,865.55
10004	CIT Bank CD 4240 7/31/22 0.45%	77,643.68
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,447.29

TOTAL Bank 402,526.85

Reserve

10205	CIT Bank CD 6190 14/16/22 0.60%	74,198.94
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TOTAL Reserve 74,198.94

Total Assets 476,725.79

Liabilities & Equity

Liability

30001	Replacement Reserves	74,198.94
32000	Prepaid Assessments	191,210.17
36000	Retained Earnings	451,815.41

TOTAL Liability 717,224.52

Equity

Net Income	(240,498.73)
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TOTAL Equity (240,498.73)

Total Liabilities & Equity 476,725.79

River Place Residential Community Association, Inc.

Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 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 Assessment	0.00	0.00	0.00	296,920.00	287,508.00	9,412.00	287,508.00
TOTAL Assessment Revenue	0.00	0.00	0.00	296,920.00	287,508.00	9,412.00	287,508.00
<u>Other Receivable</u>							
43000 Late Fees	0.00	0.00	0.00	6,815.00	0.00	6,815.00	0.00
43001 Interest	75.31	0.00	75.31	2,336.86	0.00	2,336.86	0.00
43002 Legal Fees	0.00	0.00	0.00	560.00	0.00	560.00	0.00
43006 Vehicle Decals	50.00	50.00	0.00	1,050.00	600.00	450.00	600.00
43007 Transfer Fees	400.00	375.00	25.00	8,100.00	4,500.00	3,600.00	4,500.00
43010 Misc.	0.00	0.00	0.00	11,379.56	0.00	11,379.56	0.00
43011 Fines	850.00	0.00	850.00	10,449.00	0.00	10,449.00	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	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	11,043.02	0.00	11,043.02	11,043.02	8,000.00	3,043.02	8,000.00
TOTAL Other Receivable	12,418.33	425.00	11,993.33	51,828.44	30,600.00	21,228.44	30,600.00
TOTAL Income	12,418.33	425.00	11,993.33	348,748.44	318,108.00	30,640.44	318,108.00
Expense							
<u>Professional Services</u>							
45000 Management Services	4,750.00	4,750.00	0.00	57,000.00	57,000.00	0.00	57,000.00
45001 Administrative Reimbursements	4,599.25	1,663.00	(2,936.25)	24,173.65	20,000.00	(4,173.65)	20,000.00
45002 Legal Fees - HOA	1,352.00	1,000.00	(352.00)	2,513.12	12,000.00	9,486.88	12,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	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	10,701.25	7,413.00	(3,288.25)	87,296.64	93,450.00	6,153.36	93,450.00
<u>Bank</u>							
60000 Bank Charges	10.00	0.00	(10.00)	50.00	0.00	(50.00)	0.00
TOTAL Bank	10.00	0.00	(10.00)	50.00	0.00	(50.00)	0.00
<u>Common</u>							
80100 Major Projects	134,134.70	0.00	(134,134.70)	204,050.21	0.00	(204,050.21)	0.00
80101 Firewise	0.00	0.00	0.00	0.00	400.00	400.00	400.00
TOTAL Common	134,134.70	0.00	(134,134.70)	204,050.21	400.00	(203,650.21)	400.00
<u>Community</u>							
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	212.00	212.00	1,295.14	2,500.00	1,204.86	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	7,026.51	0.00	(7,026.51)	12,176.45	13,000.00	823.55	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	268.80	0.00	(268.80)	0.00
81010 Website Maintenance	1,163.69	163.00	(1,000.69)	1,230.89	2,000.00	769.11	2,000.00
81011 Restriction Inspection	650.00	650.00	0.00	7,150.00	7,800.00	650.00	7,800.00
81012 Sheriff's Patrol / Speed	2,172.50	3,750.00	1,577.50	64,687.50	45,000.00	(19,687.50)	45,000.00
81015 Misc.	125.00	250.00	125.00	1,500.00	3,000.00	1,500.00	3,000.00
TOTAL Community	11,137.70	5,025.00	(6,112.70)	91,083.67	95,000.00	3,916.33	95,000.00
<u>Maintenance</u>							
83000 Maintenance	2,822.22	1,500.00	(1,322.22)	31,395.29	18,000.00	(13,395.29)	18,000.00

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Income & Expense Statement

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83002 Entryway Maintenance	8,141.30	1,675.00	(6,466.30)	21,101.77	20,100.00	(1,001.77)	20,100.00
83003 Boulevard Maintenance	(119,503.85)	8,087.00	127,590.85	79,639.91	97,000.00	17,360.09	97,000.00
83006 Cortana Ridge Maintenance	(13,434.87)	0.00	13,434.87	(13,011.38)	0.00	13,011.38	0.00
83008 Irrigation Repair	0.00	1,000.00	1,000.00	32,635.45	20,000.00	(12,635.45)	20,000.00
83012 Color Change	0.00	0.00	0.00	8,432.68	8,000.00	(432.68)	8,000.00
83017 Pond Maintenance	0.00	212.00	212.00	6,605.42	2,500.00	(4,105.42)	2,500.00
83038 Holiday Decorations	1,780.71	5,000.00	3,219.29	1,780.71	5,000.00	3,219.29	5,000.00
TOTAL Maintenance	(120,194.49)	17,474.00	137,668.49	168,579.85	170,600.00	2,020.15	170,600.00
Utility							
85000 Electric	278.69	413.00	134.31	2,719.16	5,000.00	2,280.84	5,000.00
85002 Water	4,482.02	2,587.00	(1,895.02)	20,283.48	31,000.00	10,716.52	31,000.00
TOTAL Utility	4,760.71	3,000.00	(1,760.71)	23,002.64	36,000.00	12,997.36	36,000.00
Insurance							
87001 Insurance	0.00	0.00	0.00	8,108.00	8,000.00	(108.00)	8,000.00
TOTAL Insurance	0.00	0.00	0.00	8,108.00	8,000.00	(108.00)	8,000.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	1,159.16	1,300.00	140.84	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	3,026.16	3,300.00	273.84	3,300.00
Reserve							
91001 Replacement Reserves	0.00	450.00	450.00	4,050.00	5,400.00	1,350.00	5,400.00
TOTAL Reserve	0.00	450.00	450.00	4,050.00	5,400.00	1,350.00	5,400.00
TOTAL Expense	40,549.87	33,362.00	(7,187.87)	589,247.17	412,150.00	(177,097.17)	412,150.00
Excess Revenue / Expense	(28,131.54)	(32,937.00)	4,805.46	(240,498.73)	(94,042.00)	(146,456.73)	(94,042.00)