

River Place Residential Community Association, Inc.

Balance Sheet

Period 02/28/2022

**Assets**

Bank

10000	CIT Bank OPR 6471	325,916.73
10003	CIT Bank Money Market 0181	5,866.98
10004	CIT Bank CD 4240 7/31/22 0.45%	77,701.13
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,451.08

TOTAL Bank 483,935.92

Reserve

10205	CIT Bank CD 6190 4/16/22 0.60%	74,274.59
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TOTAL Reserve 74,274.59

*Total Assets* 558,210.51

**Liabilities & Equity**

Liability

30001	Replacement Reserves	74,198.94
32000	Prepaid Assessments	696.00
36000	Retained Earnings	211,106.68

TOTAL Liability 286,001.62

Equity

Net Income	272,208.89
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TOTAL Equity 272,208.89

*Total Liabilities & Equity* 558,210.51

Total Assets 1/31/22 per balance sheet		\$ 570,038.37
Less Prepaid	\$ <u>4,605.60</u>	
Adjust Assets-Reserves	\$ 565,432.77	

Total Assets 2/28/22 per balance sheet		\$ 558,210.51
Less Prepaid	\$ <u>696.00</u>	
Adjust Assets-Reserves	\$ 557,514.51	

Change in Adj Assets-Reserves	\$ (7,918.26)	
Net Income 2/28/22 per balance sheet	\$ 272,208.89	
Minus Net Income 1/1/31/22	\$ 279,917.15	
Batch Adjustment for Prepaid Adjustment	\$ 210.00	

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

## Income Statement

Period 2/1/2022 To 2/28/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
40000 Annual Assessment	24,282.33	0.00	24,282.33	318,316.05	326,211.00	(7,894.95)	326,211.00
<b>TOTAL Assessment Revenue</b>	<b>24,282.33</b>	<b>0.00</b>	<b>24,282.33</b>	<b>318,316.05</b>	<b>326,211.00</b>	<b>(7,894.95)</b>	<b>326,211.00</b>
<b><u>Other Receivable</u></b>							
43000 Late Fees	1,340.00	0.00	1,340.00	1,460.00	0.00	1,460.00	0.00
43001 Interest	81.14	0.00	81.14	164.28	0.00	164.28	0.00
43006 Vehicle Decals	10.00	50.00	(40.00)	90.00	100.00	(10.00)	600.00
43007 Transfer Fees	200.00	400.00	(200.00)	300.00	800.00	(500.00)	5,500.00
43010 Misc.	0.00	0.00	0.00	150.00	0.00	150.00	0.00
43012 NSF Fees	0.00	0.00	0.00	20.00	0.00	20.00	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	13,803.78	0.00	13,803.78	15,000.00
43200 CCA	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
<b>TOTAL Other Receivable</b>	<b>1,631.14</b>	<b>450.00</b>	<b>1,181.14</b>	<b>15,988.06</b>	<b>900.00</b>	<b>15,088.06</b>	<b>38,600.00</b>
<b>TOTAL Income</b>	<b>25,913.47</b>	<b>450.00</b>	<b>25,463.47</b>	<b>334,304.11</b>	<b>327,111.00</b>	<b>7,193.11</b>	<b>364,811.00</b>
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	5,725.00	5,725.00	0.00	11,450.00	11,450.00	0.00	68,700.00
45001 Administrative Reimbursements	2,190.61	1,667.00	(523.61)	4,072.69	3,334.00	(738.69)	20,000.00
45002 Legal Fees - HOA	303.00	500.00	197.00	303.00	1,000.00	697.00	6,000.00
45004 Audit / Tax Preparation	705.35	4,000.00	3,294.65	705.35	4,000.00	3,294.65	4,000.00
<b>TOTAL Professional Services</b>	<b>8,923.96</b>	<b>11,892.00</b>	<b>2,968.04</b>	<b>16,531.04</b>	<b>19,784.00</b>	<b>3,252.96</b>	<b>98,700.00</b>
<b><u>Professional Services</u></b>							
46000 Collection Fees	0.00	0.00	0.00	(110.00)	0.00	110.00	0.00
<b>TOTAL Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(110.00)</b>	<b>0.00</b>	<b>110.00</b>	<b>0.00</b>
<b><u>Bank</u></b>							
60000 Bank Charges	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
<b>TOTAL Bank</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>	<b>0.00</b>	<b>(20.00)</b>	<b>0.00</b>
<b><u>Common</u></b>							
80101 Firewise	0.00	100.00	100.00	0.00	200.00	200.00	1,000.00
<b>TOTAL Common</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>1,000.00</b>
<b><u>Community</u></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	364.10	416.00	51.90	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
81008 Newsletters	0.00	0.00	0.00	89.60	0.00	(89.60)	0.00
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	2,365.00	4,000.00	1,635.00	4,785.00	8,000.00	3,215.00	50,000.00
81015 Misc.	125.00	250.00	125.00	250.00	500.00	250.00	3,000.00
<b>TOTAL Community</b>	<b>3,140.00</b>	<b>5,275.00</b>	<b>2,135.00</b>	<b>6,138.70</b>	<b>10,550.00</b>	<b>4,411.30</b>	<b>100,000.00</b>
<b><u>Maintenance</u></b>							
83000 Maintenance	1,330.00	1,500.00	170.00	2,800.00	3,000.00	200.00	18,000.00

# River Place Residential Community Association, Inc.

## Income Statement

Period 2/1/2022 To 2/28/2022 11:59:00 PM

83002 Entryway Maintenance	1,195.98	1,675.00	479.02	2,391.96	3,250.00	858.04	20,000.00
83003 Boulevard Maintenance	8,141.30	8,333.00	191.70	16,282.60	16,666.00	383.40	100,000.00
83008 Irrigation Repair	0.00	1,000.00	1,000.00	3,744.93	2,000.00	(1,744.93)	20,000.00
83010 Landscape Improv.	8,282.24	0.00	(8,282.24)	8,282.24	0.00	(8,282.24)	0.00
83012 Color Change	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
83017 Pond Maintenance	0.00	541.00	541.00	176.99	1,083.00	906.01	6,500.00
83018 Retention Pond Maint.	0.00	0.00	0.00	176.99	0.00	(176.99)	0.00
83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
<b>TOTAL Maintenance</b>	<b>18,949.52</b>	<b>13,049.00</b>	<b>(5,900.52)</b>	<b>33,855.71</b>	<b>25,999.00</b>	<b>(7,856.71)</b>	<b>177,500.00</b>
<b>Utility</b>							
85000 Electric	639.21	417.00	(222.21)	1,305.99	834.00	(471.99)	5,000.00
85002 Water	1,969.04	2,583.00	613.96	4,353.78	5,166.00	812.22	31,000.00
<b>TOTAL Utility</b>	<b>2,608.25</b>	<b>3,000.00</b>	<b>391.75</b>	<b>5,659.77</b>	<b>6,000.00</b>	<b>340.23</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
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>1,300.00</b>	<b>1,300.00</b>	<b>0.00</b>	<b>1,300.00</b>	<b>1,300.00</b>	<b>1,300.00</b>
<b>TOTAL Expense</b>	<b>33,621.73</b>	<b>34,616.00</b>	<b>994.27</b>	<b>62,095.22</b>	<b>63,833.00</b>	<b>1,737.78</b>	<b>422,500.00</b>
<b>Excess Revenue / Expense</b>	<b>(7,708.26)</b>	<b>(34,166.00)</b>	<b>26,457.74</b>	<b>272,208.89</b>	<b>263,278.00</b>	<b>8,930.89</b>	<b>(57,689.00)</b>