

River Place Residential Community Association, Inc.

Balance Sheet

Period 04/30/2022

Assets

Bank

10000	CIT Bank OPR 6471	175,602.93
10003	CIT Bank Money Market 0181	105,884.07
10004	CIT Bank CD 4240 7/31/22 0.45%	77,757.67
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,454.69

TOTAL Bank 433,699.36

Reserve

10205	CIT Bank CD 6190 4/16/22 0.60%	74,346.66
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TOTAL Reserve 74,346.66

Total Assets 508,046.02

Liabilities & Equity

Liability

30001	Replacement Reserves	74,198.94
32000	Prepaid Assessments	2,130.00
36000	Retained Earnings	211,116.68

TOTAL Liability 287,445.62

Equity

Net Income	220,600.40
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TOTAL Equity 220,600.40

Total Liabilities & Equity 508,046.02

Total Assets 3/31/22 per balance sheet		\$ 540,875.52
Less Prepaid	<u>\$ 2,541.00</u>	
Adjust Assets-Reserves	\$ 538,334.52	

Total Assets 4/30/22 per balance sheet		\$ 508,046.02
Less Prepaid	<u>\$ 2,130.00</u>	
Adjust Assets-Reserves	\$ 505,916.02	

Change in Adj Assets-Reserves	\$ (32,418.50)	
Net Income 4/30/22 per balance sheet	\$ 220,600.40	
Minus Net Income 3/31/22	\$ 253,018.90	

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

Income Statement

Period 4/1/2022 To 4/30/2022 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	1,840.00	0.00	1,840.00	327,476.05	326,211.00	1,265.05	326,211.00
TOTAL Assessment Revenue	1,840.00	0.00	1,840.00	327,476.05	326,211.00	1,265.05	326,211.00
<u>Other Receivable</u>							
43000 Late Fees	325.00	0.00	325.00	2,405.00	0.00	2,405.00	0.00
43001 Interest	90.38	0.00	90.38	333.77	0.00	333.77	0.00
43006 Vehicle Decals	60.00	50.00	10.00	230.00	200.00	30.00	600.00
43007 Transfer Fees	700.00	500.00	200.00	2,300.00	1,700.00	600.00	5,500.00
43010 Misc.	150.00	0.00	150.00	500.00	0.00	500.00	0.00
43011 Fines	450.00	0.00	450.00	675.00	0.00	675.00	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	15,000.00	(1,196.22)	15,000.00
43200 CCA	0.00	0.00	0.00	0.00	10,000.00	(10,000.00)	10,000.00
TOTAL Other Receivable	1,775.38	550.00	1,225.38	20,267.55	26,900.00	(6,632.45)	38,600.00
TOTAL Income	3,615.38	550.00	3,065.38	347,743.60	353,111.00	(5,367.40)	364,811.00
Expense							
<u>Professional Services</u>							
45000 Management Services	5,725.00	5,725.00	0.00	22,900.00	22,900.00	0.00	68,700.00
45001 Administrative Reimbursements	2,797.64	1,667.00	(1,130.64)	9,075.95	6,668.00	(2,407.95)	20,000.00
45002 Legal Fees - HOA	2,101.00	500.00	(1,601.00)	2,404.00	2,000.00	(404.00)	6,000.00
45004 Audit / Tax Preparation	639.00	0.00	(639.00)	1,584.76	4,000.00	2,415.24	4,000.00
45900 Design Review	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00
TOTAL Professional Services	11,262.64	7,892.00	(3,370.64)	36,464.71	35,568.00	(896.71)	98,700.00
<u>Professional Services</u>							
46000 Collection Fees	0.00	0.00	0.00	(110.00)	0.00	110.00	0.00
TOTAL Professional Services	0.00	0.00	0.00	(110.00)	0.00	110.00	0.00
<u>Bank</u>							
60000 Bank Charges	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
TOTAL Bank	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
<u>Common</u>							
80101 Firewise	0.00	100.00	100.00	0.00	400.00	400.00	1,000.00
TOTAL Common	0.00	100.00	100.00	0.00	400.00	400.00	1,000.00
<u>Community</u>							
81000 Easter Egg Hunt	786.89	4,200.00	3,413.11	1,826.89	4,200.00	2,373.11	4,200.00
81001 Dads In The Hood	0.00	0.00	0.00	0.00	12,000.00	12,000.00	12,000.00
81003 Ice Cream Social	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
81004 Meetings	1,106.69	208.00	(898.69)	1,470.79	832.00	(638.79)	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
81008 Newsletters	0.00	0.00	0.00	179.20	0.00	(179.20)	0.00
81010 Website Maintenance	0.00	167.00	167.00	0.00	668.00	668.00	2,000.00
81011 Restriction Inspection	650.00	650.00	0.00	1,950.00	2,600.00	650.00	7,800.00
81012 Sheriff's Patrol / Speed	3,052.50	4,000.00	947.50	11,907.50	16,500.00	4,592.50	50,000.00
81014 Graduation Parade	0.00	0.00	0.00	108.25	0.00	(108.25)	2,000.00
81015 Misc.	194.00	250.00	56.00	588.00	1,000.00	412.00	3,000.00
TOTAL Community	5,790.08	9,475.00	3,684.92	18,030.63	37,800.00	19,769.37	99,000.00

River Place Residential Community Association, Inc.

Income Statement

Period 4/1/2022 To 4/30/2022 11:59:00 PM

Maintenance

83000 Maintenance	1,750.00	1,500.00	(250.00)	6,045.67	6,000.00	(45.67)	18,000.00
83002 Entryway Maintenance	1,195.98	1,675.00	479.02	4,783.92	6,600.00	1,816.08	20,000.00
83003 Boulevard Maintenance	11,155.52	8,333.00	(2,822.52)	35,579.42	33,332.00	(2,247.42)	100,000.00
83008 Irrigation Repair	940.13	2,500.00	1,559.87	6,230.32	6,000.00	(230.32)	20,000.00
83010 Landscape Improv.	0.00	0.00	0.00	8,282.24	0.00	(8,282.24)	0.00
83012 Color Change	0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	8,000.00
83017 Pond Maintenance	251.99	541.00	289.01	605.97	2,166.00	1,560.03	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
TOTAL Maintenance	15,293.62	18,549.00	3,255.38	61,704.53	58,098.00	(3,606.53)	177,500.00

Utility

85000 Electric	374.47	417.00	42.53	1,920.78	1,668.00	(252.78)	5,000.00
85002 Water	3,313.07	2,583.00	(730.07)	9,112.55	10,332.00	1,219.45	31,000.00
TOTAL Utility	3,687.54	3,000.00	(687.54)	11,033.33	12,000.00	966.67	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	1,300.00	1,300.00	1,300.00
TOTAL Taxes	0.00	0.00	0.00	0.00	1,300.00	1,300.00	1,300.00

TOTAL Expense	36,033.88	39,016.00	2,982.12	127,143.20	145,166.00	18,022.80	421,500.00
Excess Revenue / Expense	(32,418.50)	(38,466.00)	6,047.50	220,600.40	207,945.00	12,655.40	(56,689.00)