

River Place Residential Community Association, Inc.

Balance Sheet

Period 07/31/2022

**Assets**

Bank

10000	CIT Bank OPR 6471	123,496.86
10003	CIT Bank Money Market 0181	105,939.21
10004	CIT Bank CD 4240 7/31/22 0.45%	77,847.84
10108	Synchrony Bank CD 6171 - 8/1/22 0.03%	74,460.26

TOTAL Bank 381,744.17

Reserve

10205	CIT Bank CD 6190 7/16/23 .45%	74,430.12
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TOTAL Reserve 74,430.12

*Total Assets* 456,174.29

**Liabilities & Equity**

Liability

30001	Replacement Reserves	74,198.94
32000	Prepaid Assessments	4,454.46
36000	Retained Earnings	211,116.68

TOTAL Liability 289,770.08

Equity

Net Income	166,404.21
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TOTAL Equity 166,404.21

*Total Liabilities & Equity* 456,174.29

Total Assets 6/30/22 per balance sheet		\$ 489,220.04
Less Prepaid	<u>\$ 4,344.46</u>	
Adjust Assets-Reserves	\$ 484,875.58	

Total Assets 7/31/22 per balance sheet		\$ 456,174.29
Less Prepaid	<u>\$ 4,454.46</u>	
Adjust Assets-Reserves	\$ 451,719.83	

Change in Adj Assets-Reserves	\$ (33,155.75)	
Net Income 7/31/22 per balance sheet	\$ 166,404.21	
Minus Net Income 6/30/22	\$ 199,559.96	

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

## Income Statement

Period 7/1/2022 To 7/31/2022 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	590.00	0.00	590.00	332,475.00	326,211.00	6,264.00	326,211.00
TOTAL Assessment Revenue	590.00	0.00	590.00	332,475.00	326,211.00	6,264.00	326,211.00
<b><u>Other Receivable</u></b>							
43000 Late Fees	120.00	0.00	120.00	3,945.00	0.00	3,945.00	0.00
43001 Interest	95.89	0.00	95.89	587.64	0.00	587.64	0.00
43002 Legal Fees	0.00	0.00	0.00	1,074.00	0.00	1,074.00	0.00
43006 Vehicle Decals	20.00	50.00	(30.00)	380.00	350.00	30.00	600.00
43007 Transfer Fees	100.00	500.00	(400.00)	3,400.00	3,200.00	200.00	5,500.00
43010 Misc.	0.00	0.00	0.00	800.00	0.00	800.00	0.00
43011 Fines	(670.00)	0.00	(670.00)	2,780.00	0.00	2,780.00	0.00
43012 NSF Fees	0.00	0.00	0.00	45.00	0.00	45.00	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	47,458.83	10,000.00	37,458.83	10,000.00
TOTAL Other Receivable	(334.11)	550.00	(884.11)	74,274.25	28,550.00	45,724.25	38,600.00
TOTAL Income	255.89	550.00	(294.11)	406,749.25	354,761.00	51,988.25	364,811.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	5,725.00	5,725.00	0.00	40,075.00	40,075.00	0.00	68,700.00
45001 Administrative Reimbursements	1,637.53	1,667.00	29.47	16,288.04	11,669.00	(4,619.04)	20,000.00
45002 Legal Fees - HOA	5,990.00	500.00	(5,490.00)	12,784.50	3,500.00	(9,284.50)	6,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	4,294.71	4,000.00	(294.71)	4,000.00
45900 Design Review	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00
TOTAL Professional Services	13,352.53	7,892.00	(5,460.53)	73,942.25	59,244.00	(14,698.25)	98,700.00
<b><u>Professional Services</u></b>							
46000 Collection Fees	0.00	0.00	0.00	(270.00)	0.00	270.00	0.00
TOTAL Professional Services	0.00	0.00	0.00	(270.00)	0.00	270.00	0.00
<b><u>Bank</u></b>							
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
<b><u>Common</u></b>							
80101 Firewise	190.38	100.00	(90.38)	1,311.91	700.00	(611.91)	1,000.00
TOTAL Common	190.38	100.00	(90.38)	1,311.91	700.00	(611.91)	1,000.00
<b><u>Community</u></b>							
81000 Easter Egg Hunt	0.00	0.00	0.00	3,391.73	4,200.00	808.27	4,200.00
81001 Dads In The Hood	0.00	0.00	0.00	6,749.81	12,000.00	5,250.19	12,000.00
81003 Ice Cream Social	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	1,500.00
81004 Meetings	0.00	208.00	208.00	1,655.63	1,456.00	(199.63)	2,500.00
81005 July 4th	735.05	1,000.00	264.95	843.30	1,000.00	156.70	1,000.00
81006 Ho-Down	0.00	0.00	0.00	507.55	0.00	(507.55)	13,000.00
81008 Newsletters	0.00	0.00	0.00	266.63	0.00	(266.63)	0.00
81010 Website Maintenance	0.00	167.00	167.00	0.00	1,169.00	1,169.00	2,000.00
81011 Restriction Inspection	0.00	650.00	650.00	3,250.00	4,550.00	1,300.00	7,800.00
81012 Sheriff's Patrol / Speed	2,942.50	4,500.00	1,557.50	20,817.50	29,000.00	8,182.50	50,000.00
81014 Graduation Parade	0.00	0.00	0.00	1,307.95	2,000.00	692.05	2,000.00
81015 Misc.	277.25	250.00	(27.25)	2,048.69	1,750.00	(298.69)	3,000.00

River Place Residential Community Association, Inc.  
Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

TOTAL Community	3,954.80	8,275.00	4,320.20	40,838.79	58,625.00	17,786.21	99,000.00
<b>Maintenance</b>							
83000 Maintenance	1,150.70	1,500.00	349.30	10,748.85	10,500.00	(248.85)	18,000.00
83002 Entryway Maintenance	1,231.85	1,675.00	443.15	8,479.47	11,625.00	3,145.53	20,000.00
83003 Boulevard Maintenance	8,385.53	8,333.00	(52.53)	61,620.41	58,331.00	(3,289.41)	100,000.00
83008 Irrigation Repair	0.00	2,100.00	2,100.00	9,555.28	12,300.00	2,744.72	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	0.00	0.00	0.00	4,000.00	4,000.00	8,000.00
83017 Pond Maintenance	0.00	542.00	542.00	1,180.44	3,791.00	2,610.56	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	10,768.08	14,150.00	3,381.92	100,043.68	100,547.00	503.32	177,500.00
<b>Utility</b>							
85000 Electric	309.89	417.00	107.11	2,849.10	2,919.00	69.90	5,000.00
85002 Water	4,560.96	2,583.00	(1,977.96)	21,334.31	18,081.00	(3,253.31)	31,000.00
TOTAL Utility	4,870.85	3,000.00	(1,870.85)	24,183.41	21,000.00	(3,183.41)	36,000.00
<b>Insurance</b>							
87001 Insurance	275.00	0.00	(275.00)	275.00	0.00	(275.00)	8,000.00
TOTAL Insurance	275.00	0.00	(275.00)	275.00	0.00	(275.00)	8,000.00
<b>Taxes</b>							
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	33,411.64	33,417.00	5.36	240,345.04	241,416.00	1,070.96	421,500.00
Excess Revenue / Expense	(33,155.75)	(32,867.00)	(288.75)	166,404.21	113,345.00	53,059.21	(56,689.00)