

River Place Residential Community Association, Inc.

Balance Sheet

Period 09/30/2022

Assets		
<u>Operating Cash</u>		
1110	Operating Cash-CIT	12,480.74
		12,480.74
<u>Total Operating Cash</u>		
<u>Operating CDs</u>		
1126	4 WK CDs	178,015.47
1127	CDs - Synchrony 2/1/2024 #6171	74,462.16
		252,477.63
<u>Total Operating CDs</u>		
<u>Reserve Cash</u>		
1130	Capital Reserve Cash	106,001.20
		106,001.20
<u>Total Reserve Cash</u>		
<u>Reserve CDs</u>		
1140	4 WK CDs	74,487.04
		74,487.04
<u>Total Reserve CDs</u>		
<i>Total Assets</i>		445,446.61
 Liabilities & Equity		
<u>Prepaid Assessments</u>		
2810	Prepaid Assessments	4,794.46
		4,794.46
<u>Total Prepaid Assessments</u>		
<u>Capital</u>		
3910	Operating Fund	211,125.64
3911	Reserve Fund	74,198.94
	Current Year Net Income (Loss)	155,327.57
		440,652.15
<u>Total Capital</u>		
<i>Total Liabilities & Equity</i>		445,446.61

River Place Residential Community Association, Inc.

Income & Expense Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Income							
4121 Maint Fee/Resident	0.00	27,184.00	(27,184.00)	333,845.00	244,656.00	89,189.00	326,211.00
TOTAL Assessment Income	0.00	27,184.00	(27,184.00)	333,845.00	244,656.00	89,189.00	326,211.00
Fee Income							
4160 Late Fee	0.00	0.00	0.00	5,025.00	0.00	5,025.00	0.00
4310 Attorney Fees	0.00	0.00	0.00	2,735.00	0.00	2,735.00	0.00
4320 NSF Charge-Assoc.	0.00	0.00	0.00	45.00	0.00	45.00	0.00
4327 Transfer Fee - Assoc.	100.00	458.00	(358.00)	3,800.00	4,122.00	(322.00)	5,500.00
4336 Fine Income	0.00	0.00	0.00	11,480.00	0.00	11,480.00	0.00
TOTAL Fee Income	100.00	458.00	(358.00)	23,085.00	4,122.00	18,963.00	5,500.00
Other Income							
4350 Bank Interest	158.93	0.00	158.93	747.87	0.00	747.87	0.00
4505 Entry Access Income	10.00	50.00	(40.00)	410.00	450.00	(40.00)	600.00
4531 Dads in the Hood	0.00	625.00	(625.00)	0.00	5,625.00	(5,625.00)	7,500.00
4532 Villages at River Place	11,867.18	1,250.00	10,617.18	37,535.67	11,250.00	26,285.67	15,000.00
4533 CCA	0.00	833.00	(833.00)	47,458.83	7,497.00	39,961.83	10,000.00
4710 Miscellaneous	0.00	0.00	0.00	810.00	0.00	810.00	0.00
TOTAL Other Income	12,036.11	2,758.00	9,278.11	86,962.37	24,822.00	62,140.37	33,100.00
TOTAL Income	12,136.11	30,400.00	(18,263.89)	443,892.37	273,600.00	170,292.37	364,811.00
Expense							
Administrative Expenses							
6640 Copy/Printing	0.00	1,667.00	1,667.00	0.00	15,003.00	15,003.00	20,000.00
TOTAL Administrative Expenses	0.00	1,667.00	1,667.00	0.00	15,003.00	15,003.00	20,000.00
Entry Maintenance							
5115 Entryway Maintenance	0.00	1,667.00	1,667.00	9,711.32	15,003.00	5,291.68	20,000.00
5142 Road Maintenance	0.00	8,333.00	8,333.00	70,005.94	74,997.00	4,991.06	100,000.00
TOTAL Entry Maintenance	0.00	10,000.00	10,000.00	79,717.26	90,000.00	10,282.74	120,000.00
General Maintenance							
5610 General Maint. & Repairs	0.00	1,500.00	1,500.00	14,554.16	13,500.00	(1,054.16)	18,000.00
5630 Firewise	0.00	83.00	83.00	1,311.91	747.00	(564.91)	1,000.00
TOTAL General Maintenance	0.00	1,583.00	1,583.00	15,866.07	14,247.00	(1,619.07)	19,000.00
Insurance & Taxes							
6810 Insurance	0.00	667.00	667.00	275.00	6,003.00	5,728.00	8,000.00
6855 Property Taxes	0.00	108.00	108.00	0.00	972.00	972.00	1,300.00
TOTAL Insurance & Taxes	0.00	775.00	775.00	275.00	6,975.00	6,700.00	9,300.00
Irrigation Maintenance							
5210 Sprinkler System Repair	0.00	1,667.00	1,667.00	11,289.85	15,003.00	3,713.15	20,000.00
TOTAL Irrigation Maintenance	0.00	1,667.00	1,667.00	11,289.85	15,003.00	3,713.15	20,000.00
Lake Maintenance							
5240 Lake Maintenance	0.00	542.00	542.00	1,534.42	4,878.00	3,343.58	6,500.00
TOTAL Lake Maintenance	0.00	542.00	542.00	1,534.42	4,878.00	3,343.58	6,500.00
Landscape Maintenance							
5335 Landscape Extras & Improvement	0.00	667.00	667.00	8,282.24	6,003.00	(2,279.24)	8,000.00

River Place Residential Community Association, Inc.

Income & Expense Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscape Maintenance	0.00	667.00	667.00	8,282.24	6,003.00	(2,279.24)	8,000.00
Other Expenses							
7130 Office Supplies	0.00	0.00	0.00	21,104.05	0.00	(21,104.05)	0.00
7145 Storage Fee	144.00	0.00	(144.00)	144.00	0.00	(144.00)	0.00
7215 Meeting Expenses	0.00	208.00	208.00	1,805.68	1,872.00	66.32	2,500.00
7250 Newsletter Expense	0.00	0.00	0.00	266.63	0.00	(266.63)	0.00
7270 Community Events	0.00	2,808.00	2,808.00	15,003.03	25,272.00	10,268.97	33,700.00
7275 YOM and Christmas Decorations	0.00	417.00	417.00	0.00	3,753.00	3,753.00	5,000.00
7360 Bank Charges	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
7410 Miscellaneous	0.00	250.00	250.00	2,192.69	2,250.00	57.31	3,000.00
TOTAL Other Expenses	144.00	3,683.00	3,539.00	40,536.08	33,147.00	(7,389.08)	44,200.00
Professional Services							
6130 Tax Preparation	0.00	333.00	333.00	4,294.71	2,997.00	(1,297.71)	4,000.00
6150 Other Professional Services	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00
6160 Legal	0.00	500.00	500.00	14,005.50	4,500.00	(9,505.50)	6,000.00
6210 Administrative Services	5,725.00	5,725.00	0.00	51,525.00	51,525.00	0.00	68,700.00
6217 Restriction Inspections	0.00	650.00	650.00	4,550.00	5,850.00	1,300.00	7,800.00
6230 Payment Processing/Collection	0.00	0.00	0.00	(470.00)	0.00	470.00	0.00
6280 Internet/Web Services	0.00	167.00	167.00	0.00	1,503.00	1,503.00	2,000.00
TOTAL Professional Services	5,725.00	7,375.00	1,650.00	74,405.21	66,375.00	(8,030.21)	88,500.00
Security Expense							
6910 Patrol Services	0.00	4,167.00	4,167.00	24,062.50	37,503.00	13,440.50	50,000.00
TOTAL Security Expense	0.00	4,167.00	4,167.00	24,062.50	37,503.00	13,440.50	50,000.00
Utility Expenses							
6513 Power-	315.88	417.00	101.12	3,488.02	3,753.00	264.98	5,000.00
6550 Water / Sewer	3,899.01	2,583.00	(1,316.01)	29,228.96	23,247.00	(5,981.96)	31,000.00
TOTAL Utility Expenses	4,214.89	3,000.00	(1,214.89)	32,716.98	27,000.00	(5,716.98)	36,000.00
TOTAL Expense	10,083.89	35,126.00	25,042.11	288,685.61	316,134.00	27,448.39	421,500.00
Excess Revenue / Expense	2,052.22	(4,726.00)	6,778.22	155,206.76	(42,534.00)	197,740.76	(56,689.00)

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Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Other Income							
4350 Bank Interest	87.41	0.00	87.41	120.81	0.00	120.81	0.00
TOTAL Other Income	87.41	0.00	87.41	120.81	0.00	120.81	0.00
TOTAL Income	87.41	0.00	87.41	120.81	0.00	120.81	0.00
Excess Revenue / Expense	87.41	0.00	87.41	120.81	0.00	120.81	0.00