

Current Unaudited Financial Documents
River Pointe Patio Homes

Order: KPGVMVM2L
Address: 6909 River Wind Dr
Order Date: 04-07-2025
Document not for resale
HomeWiseDocs

River Pointe Patio Homes

Balance Sheet

Transaction 03/31/2025

Operating

Assets

10100	Alliance - Operating	20,899.71
10200	Petty cash for DC	254.67
10300	ICS Reserve	470.61
10400	Alliance CD MT 10/27/25 #3844	100,000.00
10600	Alliance Reserve Account	105,279.22
12000	Accounts Receivable	29,278.40
		<u>256,182.61</u>

Other Assets

12500	Prepaid Insurance	38,123.78
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Total Other Assets

38,123.78

Total Assets

294,306.39

Liabilities & Equity

20100	PrePaid Assessments	2,736.58
29000	Members Equity - retained Earnings	233,410.13
		<u>236,146.71</u>

Equity

Net Income	58,159.68
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Total Equity

58,159.68

Total Liabilities & Equity

294,306.39

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KR Budget Comparison Standard with Code

Transaction 3/1/2025 To 3/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
31000 Condominium Fees	18,397.34	18,388.33	9.01	55,192.02	55,164.99	27.03	220,660.00
32500 Clubhouse Rental	1,250.00	62.50	1,187.50	1,250.00	187.50	1,062.50	750.00
34000 Condominium Assessments	70,246.00	70,249.00	(3.00)	70,246.00	70,249.00	(3.00)	70,249.00
37000 Interest Income	39.75	25.00	14.75	113.94	75.00	38.94	300.00
TOTAL	89,933.09	88,724.83	1,208.26	126,801.96	125,676.49	1,125.47	291,959.00
TOTAL Income	89,933.09	88,724.83	1,208.26	126,801.96	125,676.49	1,125.47	291,959.00
Expense							
45500 Gas & Electric Expense	659.57	800.00	(140.43)	2,091.97	2,400.00	(308.03)	9,600.00
47000 Water & Sewer	4,881.17	4,666.67	214.50	13,892.67	14,000.01	(107.34)	56,000.00
48000 Trash Removal	506.37	500.00	6.37	1,519.11	1,500.00	19.11	6,000.00
49000 Telephone Service	65.00	83.33	(18.33)	185.01	249.99	(64.98)	1,000.00
51000 Maintenance Supplies	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00
51500 Pool Mgmt	265.00	1,000.00	(735.00)	265.00	3,000.00	(2,735.00)	12,000.00
51600 Pool Supplies	0.00	291.67	(291.67)	0.00	875.01	(875.01)	3,500.00
56700 Lake expense	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
57100 Snow Removal	0.00	166.67	(166.67)	8,552.88	500.01	8,052.87	2,000.00
57500 Pest Control	0.00	266.67	(266.67)	0.00	800.01	(800.01)	3,200.00
58000 Grounds Maintenance Exp	4,692.27	4,692.25	0.02	14,076.81	14,076.75	0.06	56,307.00
58300 Repair & Maintenance	322.88	541.67	(218.79)	1,607.60	1,625.01	(17.41)	6,500.00
58500 Irrigation Maintenance	0.00	75.00	(75.00)	0.00	225.00	(225.00)	900.00
60500 Audit	0.00	87.50	(87.50)	0.00	262.50	(262.50)	1,050.00
63500 Insurance -Business	3,974.68	3,962.00	12.68	11,924.04	11,886.00	38.04	47,544.00
65500 Management Fees	1,081.33	1,081.17	0.16	3,243.99	3,243.51	0.48	12,974.00
66500 Postage/Dplication Expense	14.50	62.50	(48.00)	129.70	187.50	(57.80)	750.00
67000 Professional/Legal Fee	17.50	41.67	(24.17)	953.50	125.01	828.49	500.00
68500 Annual Report	0.00	2.92	(2.92)	0.00	8.76	(8.76)	35.00
70000 Monthly transfer	5,854.08	5,854.08	0.00	17,562.24	17,562.24	0.00	70,249.00
70100 Transfer to reserve	(5,854.08)	(5,854.08)	0.00	(17,562.24)	(17,562.24)	0.00	(70,249.00)
TOTAL	16,480.27	18,388.36	(1,908.09)	58,442.28	55,165.08	3,277.20	220,660.00
V-Reserve							
80300 Reserve/Repairs	0.00	0.00	0.00	10,200.00	0.00	10,200.00	0.00
TOTAL V-Reserve	0.00	0.00	0.00	10,200.00	0.00	10,200.00	0.00
TOTAL Expense	16,480.27	18,388.36	(1,908.09)	68,642.28	55,165.08	13,477.20	220,660.00
Excess Revenue / Expense	73,452.82	70,336.47	3,116.35	58,159.68	70,511.41	(12,351.73)	71,299.00

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