

River Farm Conservancy, Inc.

Balance Sheet For 12/31/2024

Cash - Operating

01115 -Alliance Bank Checking \$47,077.63

Total Cash - Operating

\$47,077.63

Reserve Assets

01121 -Sandy Spring Bank MMA \$69,524.74

01250 -Due to/from Operating \$22,714.22

Total Reserve Assets

\$92,238.96

Accounts Receivable

01300 -Assessments Receivable \$16,955.61

01301 -Allowance for Doubtful Accts (\$5,660.92)

Total Accounts Receivable

\$11,294.69

Prepaid Expenses

01925 -Prepaid Insurance \$1,806.56

01950 -Prepaid Taxes \$100.00

Total Prepaid Expenses

\$1,906.56

Total Assets \$152,517.84

Current Liabilities

02000 -Accounts Payable \$9,127.26

02201 -Due to/from Reserves \$22,714.22

02202 -Accrued Expenses \$53.98

02210 -Prepaid Owner Assessments \$4,290.07

02300 -Deferred Revenue \$51,335.73

Total Current Liabilities

\$87,521.26

Replacement Reserves

03300 -Replacement Reserves \$92,238.96

Total Replacement Reserves

\$92,238.96

Members' Equity

03800 -Undesignated Equity (\$26,088.30)

03999 -Current Year Net Income (Loss) (\$1,154.08)

Total Members' Equity

(\$27,242.38)

Total Liabilities / Equity \$152,517.84

River Farm Conservancy, Inc.

	Actual	Current Period Budget	Varianc e	Actual	Year To Date Budget	Varianc e	Annual Budget
Operating Income							
Assessment Income							
04500 - Assessment Income	10,638.99	10,638.99	-	10,638.99	10,638.99	-	127,667.92

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

Total Assessment Income	10,638.99	10,638.99	-	10,638.99	10,638.99	-	127,667.92
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Other Income

05610 - Certified/Lien/NSF Income 803.00	803.00	-	-	803.00	-	-	-
05720 - Interest Income - Operating 68	.68	-	-	.68	-	-	-
05721 - Interest Revenue - Reserves 243.71	243.71	-	-	243.71	-	-	-
05999 - Uncollectible Assessments 41.67	-	(41.67)	-	-	(41.67)	-	(500.00)
Total Other Income 1,089.06	1,047.39	(41.67)	-	1,047.39	(41.67)	-	(500.00)
				1,089.06			127,167.92
Total Income 1,089.06	11,686.38	10,597.32	-	11,686.38	10,597.32	-	-

Operating Expense

Contract Services

06107 - Trash & Recycling Contract 166.67	-	166.67	-	-	166.67	166.67	2,000.00
Total Contract Services 166.67	-	166.67	-	-	166.67	166.67	2,000.00

Clubhouse & Pool Expenses

River Farm Conservancy, Inc.

06900 - Pool Management Contract	8,775.00	4,875.00	(3,900.00)	8,775.00	4,875.00	(3,900.00)	58,500.00
	0		0)	0		0)	
06906 - General Supplies	-	66.67	66.67	-	66.67	66.67	800.00
			7			7	
06915 - Pool Repairs	-	333.33	333.33	-	333.33	333.33	4,000.00
			33			33	
06920 - Pool Supplies	-	208.33	208.33	-	208.33	208.33	2,500.00
			33			33	
06937 - Pool Passes	-	25.00	25.00	-	25.00	25.00	300.00
			0			0	
06938 - Pool Operating Permits	-	62.50	62.50	-	62.50	62.50	750.00
			0			0	
06950 - Pool Telephone	53.98	55.00	1.02	53.98	55.00	1.02	660.00
06955 - Pool Electricity	34.29	233.33	199.04	34.29	233.33	199.04	2,800.00
06956 - Pool Water & Sewer	110.36	166.67	56.31	110.36	166.67	56.31	2,000.00
06975 - Tennis Court R&M	-	41.67	41.67	-	41.67	41.67	500.00
			7			7	
Total Clubhouse & Pool Expenses	8,973.63	6,067.50	(2,906.13)	8,973.63	6,067.50	(2,906.13)	72,810.00

General & Administrative Expenses

07000 - Community Management Contract 974.17	974.10 .07			974.10 .07			11,690.00
07085 - Attachment A Fees 2.80	76.03	78.83		76.03 2.80	78.83		946.00
07105 - Audit & Tax Return Prep 191.67	-	191.67		-	191.67		2,300.00
				191.67			
07120 - Postage & Mailings 83.33	-	83.33		-	83.33		1,000.00
				83.33			
07130 - Billing Statements 83.33	-	83.33		-	83.33		1,000.00
				83.33			
07140 - Printing & Reproduction 166.67	-	166.67		-	166.67		2,000.00
				166.67			
07150 - Legal Fees - General Counsel 83.33	-	83.33		-	83.33		1,000.00
				83.33			
07152 - Legal Fees - Collection 125.00	-	125.00		-	125.00		1,500.00
				125.00			
07161 - Permits & Licenses 11.25	-	11.25		-	11.25		135.00
				11.25			
Total General & Administrative Expenses 747.45	1,050.13	1,797.58		1,050.13 747.45	1,797.58		21,571.00

Insurance & Taxes

River Farm Conservancy, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
07201 - Property & Liability Insurance							
Total Insurance & Taxes	488.66	481.25		488.66	481.25		5,775.00
Reserve Contributions							
08600 - Assessment Contribution	2,084.33	2,084.33	-	2,084.33	2,084.33	-	25,011.92
08610 - Interest Contribution	243.71	-	(243.71)	243.71	-	(243.71)	-
Total Reserve Contributions	2,328.04	2,084.33	(243.71)	2,328.04	2,084.33	(243.71)	25,011.92
Reserve Expenditures							
	(1,154.08)	(.01)	(1,154.07)	(1,154.08)	(.01)		-
08700 - Reserve Expense (32.00)	32.00	-		32.00 (32.00)	-		-
08799 - Transfer to Reserves 32.00	(32.00)	-		(32.00) 32.00	-		-
Total Reserve Expenditures	-	-		-	-		-
							127,167.92
Total Expense (2,243.13)	12,840.46	10,597.33		12,840.46 (2,243.13)	10,597.33		
Operating Net Total							
Net Total							

River Farm Conservancy, Inc.

River Farm Conservancy, Inc.

River Farm Conservancy, Inc.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessment Income													
04500 - Assessment Income	10,639	-	-	-	-	-	-	-	-	-	-	-	10,639

Summary Statement of Revenues and Expenses For 1/31/2024

Total Assessment Income	10,639	-	-	-	-	-	-	-	-	-	-	-	-
	10,639												

Other Income

05610 - Certified/Lien/NSF Income	803	-	-	-	-	-	-	-	-	-	-	-	803
05720 - Interest Income - Operating	1	-	-	-	-	-	-	-	-	-	-	-	1
05721 - Interest Revenue - Reserves	244	-	-	-	-	-	-	-	-	-	-	-	244
	-	-	-	-	-	-	-	-	-	-	-	-	
Total Other Income													1,047
1,047	-	-	-	-	-	-	-	-	-	-	-	-	11,686

Operating Expense

Clubhouse & Pool Expenses

06900 - Pool Management Contract	8,775	-	-	-	-	-	-	-	-	-	-	-	8,775
06950 - Pool Telephone	54	-	-	-	-	-	-	-	-	-	-	-	54
06955 - Pool Electricity	34	-	-	-	-	-	-	-	-	-	-	-	34
06956 - Pool Water & Sewer	110	-	-	-	-	-	-	-	-	-	-	-	110
Total Clubhouse & Pool Expenses	8,974	-	-	-	-	-	-	-	-	-	-	-	8,974

General & Administrative Expenses

07000 - Community Management Contract	974	-	-	-	-	-	-	-	-	-	-	-	974
07085 - Attachment A Fees	76	-	-	-	-	-	-	-	-	-	-	-	76
Total General & Administrative Expenses	1,050	-	-	-	-	-	-	-	-	-	-	-	1,050

Insurance & Taxes

07201 - Property & Liability Insurance	489	-	-	-	-	-	-	-	-	-	-	-	489
	-	-	-	-	-	-	-	-	-	-	-	-	
Total Insurance & Taxes	489	-	-	-	-	-	-	-	-	-	-	-	489

Reserve Contributions

River Farm Conservancy, Inc. River Farm Conservancy, Inc.

Summary Statement of Revenues and Expenses For 1/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	D e c	Total
Operating Expense													
08610 - Interest Contribution	244	-	-	-	-	-	-	-	-	-	-	-	244
Total Reserve Contributions		2,328	-	-	-	-	-	-	-	-	-	-	-
		2,328											
Reserve Expenditures													
		1,154	-	-	-	-	-	-	-	-	-	-	-
08700 - Reserve Expense		32	-	-	-	-	-	-	-	-	-	-	32
08799 - Transfer to Reserves		(32)	-	-	-	-	-	-	-	-	-	-	-32
Total Reserve Expenditures		-	-	-	-	-	-	-	-	-	-	-	0
													12,840
Operating Net Total													
Net Total													

River Farm Conservancy, Inc.

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

			Beginning Balance	Current Debit	Credit	E n d i n g Balance
01115 - Alliance Bank Checking			2,964.61	57,157.72	13,044.70	47,077.63
Date	Description		Debit	Credit	Type	
01/01/2024	Batched	Credit Distribution	6,644.41	6,644.41	Credit Distribution	
01/02/2024		47993 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	-	974.10	Invoice	
01/02/2024		47993 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & ...	-	51.03	Invoice	
01/02/2024	Batched	Check	5,648.66	-	Owner Payment	
01/03/2024	Batched	Credit Distribution	1,001.27	1,001.27	Credit Distribution	
01/03/2024	Batched	Check	1,560.28	-	Owner Payment	
01/04/2024	Batched	Check	1,275.20	-	Owner Payment	
01/05/2024		Check	255.04	-	Owner Payment	
01/05/2024	Batched	ACH	9,417.54	-	Owner Payment	
01/08/2024	Batched	Check :represents payment in full through the end of Dec 2023	1,779.26	-	Owner Payment	
01/08/2024	Batched	Check	3,630.60	-	Owner Payment	
01/09/2024	Batched	Check	480.00	-	Owner Payment	
01/10/2024		WESTERN ALLIANCE BANK	-	10.00	Invoice	
01/10/2024		Void NSF on ACH ...8612	-	273.93	Void	
01/10/2024		Check :settlement Chk for 1st Qrt Dues	255.04	-	Owner Payment	
01/10/2024	Batched	Check	1,530.24	-	Owner Payment	

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

01/11/2024	Batched	Check		4,335.68	-	Owner Payment
01/12/2024	Batched	Check		5,100.92	-	Owner Payment
01/16/2024		48105 - SUMMIT MANAGEMENT SERVICES - 12/23 Postage &		-	53.11	Invoice
01/16/2024		48105 - SUMMIT MANAGEMENT SERVICES - 12/23 Printing &		-	20.70	Invoice
01/16/2024		48105 - SUMMIT MANAGEMENT SERVICES - Billing Statements		-	457.50	Invoice
01/16/2024		121923-7504 - DOMINION ENERGY - A 11/16/23-12/15/23 407KWH		-	59.98	Invoice
01/16/2024	Batched	Check		4,333.08	-	Owner Payment
01/17/2024	Batched	Check		765.12	-	Owner Payment
01/18/2024		122723-0138 - VERIZON - 12/28/23-01/27/24 7037802099		-	53.97	Invoice
01/18/2024	Batched	Check		1,785.32	-	Owner Payment
01/18/2024		307654 - CHADWICK WASHINGTON MORIARTY - 12/23 LEGAL FEES		-	142.12	Invoice
01/19/2024	Batched	Check		2,040.36	-	Owner Payment
01/20/2024		Transfer to Sandy Spring Bank - Money Market		-	2,084.33	Transfer
01/22/2024		010224-8521 - NATIONWIDE - BUSNIESS PREMIUM		-	1,028.75	Invoice
01/22/2024	Batched	Check		480.08	-	Owner Payment
01/23/2024	Batched	Check		510.08	-	Owner Payment
01/24/2024	Batched	Check		765.12	-	Owner Payment

	Beginning Balance	Current Debit	Current Credit	Ending Balance
01115 - Alliance Bank Checking	2,964.61	57,157.72	13,044.70	47,077.63

Date	Description	Debit	Credit	Type
01/25/2024	Batched Check	1,785.28	-	Owner Payment
01/26/2024	Batched Check	1,020.16	-	Owner Payment
01/30/2024	Batched Check	503.26	-	Owner Payment

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

01/31/2024	RFC - Owner Refund - Owner Refund for Acct: RFC32064	-	112.50	Invoice
01/31/2024	WESTERN ALLIANCE BANK	-	25.00	Invoice
01/31/2024	RFC - Owner Refund - Owner Refund for Acct: RFC31908	-	27.00	Invoice
01/31/2024	RFC - Owner Refund - Owner Refund for Acct: RFC31953	-	25.00	Invoice
01/31/2024	January Interest	.68	-	GL Entry
01/31/2024	Check	255.04	-	Owner Payment

01121 - Sandy Spring Bank MMA 68,846.98 2,328.04 1,650.28 69,524.74

Date	Description	Debit	Credit	Type
01/01/2024	January Interest	243.71	-	GL Entry
01/01/2024	January Bank Fees	-	32.00	GL Entry
01/04/2024	142228 - TRIPLE STATE PLUMBING - nal in Men s Replaced (1) Uri Bathroom	-	1,618.28	Invoice
01/20/2024	Transfer from Alliance Bank - Checking	2,084.33	-	Transfer

01250 - Due to/from Operating 21,095.94 1,618.28 - 22,714.22

Date	Description	Debit	Credit	Type
01/01/2024	Reverse - Replacement Reserves 12/23	1,618.28	-	GL Entry

01300 - Assessments Receivable 9,544.67 63,322.80 55,911.86 16,955.61

Date	Description	Debit	Credit	Type
01/01/2024	Batched Semi-Annual Assessment	61,974.72	-	Owner Charge
01/01/2024	Batched Credit Distribution	-	6,644.41	Credit Distribution
01/02/2024	Batched Check	-	5,648.66	Owner Payment
01/03/2024	Batched Credit Distribution	-	1,001.27	Credit Distribution
01/03/2024	Batched Check	-	1,305.24	Owner Payment
01/04/2024	Batched Check	-	1,275.20	Owner Payment
01/05/2024	Check	-	255.04	Owner Payment
01/05/2024	Batched ACH	-	9,417.54	Owner Payment
01/06/2024	Credit Distribution	6.11	-	Credit Distribution

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

01/08/2024		Collection Cost Attorney fees	391.00	-	Owner Charge
01/08/2024	Batched	Check :represents payment in full through the end of Dec 2023	-	1,779.26	Owner Payment
01/08/2024	Batched	Check	-	3,375.56	Owner Payment

	Beginning Balance	Current Debit	Credit	Ending Balance
			55,911.86	
01300 - Assessments Receivable	9,544.67	63,322.80		16,955.61

Date	Description	Debit	Credit	Type
01/09/2024	Collection Cost Per attorney: Add atty fees and costs	397.00	-	Owner Charge
01/09/2024	Check	-	255.00	Owner Payment
01/10/2024	Batched Check	-	1,530.24	Owner Payment
01/10/2024	Cash Exchange Received Alta Late- Jan2024 1st Semi annual dues belongs to New Owner	255.04	-	Owner Charge
01/10/2024	Check :settlement Chk for 1st Qrt Dues	-	255.04	Owner Payment
01/10/2024	NSF Charge - NSF	25.00	-	Owner Charge
01/10/2024	Void NSF on ACH ...8612	273.93	-	Void
01/10/2024	Adjustment Received Alta Late- Jan2024 1st Semi annual dues belongs to New Owner	-	255.04	Adjustment
01/11/2024	Batched Check	-	4,335.68	Owner Payment
01/12/2024	Batched Check	-	4,590.84	Owner Payment
01/16/2024	Batched Check	-	4,333.06	Owner Payment
01/17/2024	Batched Check	-	765.12	Owner Payment
01/18/2024	Batched Check	-	1,785.32	Owner Payment
01/19/2024	Batched Check	-	2,040.36	Owner Payment
01/22/2024	Batched Check	-	480.08	Owner Payment
01/23/2024	Batched Check	-	510.08	Owner Payment
01/24/2024	Batched Check	-	765.12	Owner Payment
01/25/2024	Batched Check	-	1,530.24	Owner Payment

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

01/26/2024	Batched	Check	-	1,020.16	Owner Payment
01/30/2024	Batched	Check	-	503.26	Owner Payment
01/31/2024		Check	-	255.04	Owner Payment

01301 - Allowance for Doubtful Accts -5,660.92 - - -5,660.92

Date	Description	Debit	Credit	Type
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01350 - Cash Exchange 0.00 255.04 255.04 0.00

Date	Description	Debit	Credit	Type
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01/10/2024	Cash Exchange Received Alta Late- Jan2024 1st Semi annual dues belongs to New Owner	-	255.04	Owner Charge
01/31/2024	Reclass New Owner Adjustment	255.04	-	GL Entry

01925 - Prepaid Insurance 1,266.47 1,028.75 488.66 1,806.56

Date	Description	Debit	Credit	Type
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01/13/2024	010224-8521 - NATIONWIDE - BUSNIESS PREMIUM	1,028.75	-	Invoice
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	Beginning Balance	Current Debit	Credit	Ending Balance
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01925 - Prepaid Insurance 1,266.47 1,028.75 488.66 1,806.56

Date	Description	Debit	Credit	Type
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01/31/2024	Prepaid Insurance	-	488.66	GL Entry
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01950 - Prepaid Taxes 100.00 - - 100.00

Date	Description	Debit	Credit	Type
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02000 - Accounts Payable -2,516.19 4,659.04 11,270.11 -9,127.26

Date	Description	Debit	Credit	Type
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01/01/2024	47993 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees	-	51.03	Invoice
01/01/2024	47993 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	-	974.10	Invoice
01/02/2024	47993 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees	51.03	-	Invoice

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

01/02/2024		47993 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	974.10	-	Invoice
01/04/2024		142228 - TRIPLE STATE PLUMBING - Replaced (1) Urinal in Men s Bathroom	1,618.28	-	Invoice
01/10/2024	Batched	WESTERN ALLIANCE BANK	10.00	10.00	Invoice
01/10/2024		122723-0138 - VERIZON - 12/28/23-01/27/24 7037802099	-	53.97	Invoice
01/13/2024		010224-8521 - NATIONWIDE - BUSNIESS PREMIUM	-	1,028.75	Invoice
01/16/2024		48105 - SUMMIT MANAGEMENT SERVICES - 12/23 Printing & Copying Reimbursement	20.70	-	Invoice
01/16/2024		48105 - SUMMIT MANAGEMENT SERVICES - Billing	457.50	-	Invoice
01/16/2024		48105 - SUMMIT MANAGEMENT SERVICES - 12/23 Postage & Mail Reimbursement	53.11	-	Invoice
01/16/2024		121923-7504 - DOMINION ENERGY - A 11/16/23-12/15/23 407KWH	59.98	-	Invoice
01/18/2024		122723-0138 - VERIZON - 12/28/23-01/27/24 7037802099	53.97	-	Invoice
01/18/2024		307654 - CHADWICK WASHINGTON MORIARTY - 12/23 LEGAL FEES	142.12	-	Invoice
01/22/2024		010224-8521 - NATIONWIDE - BUSNIESS PREMIUM	1,028.75	-	Invoice
01/30/2024		205814 - PREMIER AQUATICS - PREPAYMENT PER SWIMMING POOL CONTRCT	-	8,775.00	Invoice
01/31/2024		RFC - Owner Refund - Owner Refund for Acct: RFC32064	112.50	-	Invoice
01/31/2024	Batched	WESTERN ALLIANCE BANK	25.00	25.00	Invoice
01/31/2024		RFC - Owner Refund - Owner Refund for Acct: RFC31908	27.00	-	Invoice
01/31/2024		RFC - Owner Refund - Owner Refund for Acct: RFC31953	25.00	-	Invoice
01/31/2024		012624-5819 - FAIRFAX WATER - A10/21/23-01/22/23 106TGL	-	285.70	Invoice

	Beginning Balance	Current Debit	Current Credit	Ending Balance
02000 - Accounts Payable	-2,516.19	4,659.04	11,270.11	-9,127.26

Date	Description	Debit	Credit	Type
01/31/2024	01/2224-7504 - DOMINION EI	-	66.56	Invoice
A12/16/23-01/17/24	450KWH			

02201 - Due to/from Reserves	-21,095.94	-	1,618.28	-22,714.22
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Date	Description	Debit	Credit	Type
01/01/2024	Reverse - Replacement Reserves 12/23	-	1,618.28	GL Entry

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

02202 - Accrued Expe	nses		-261.58	261.58	53.98	-53.98
Date	Description		Debit	Credit	Type	
01/01/2024	Reverse - Accrued Expenses 12/23		261.58	-	GL Entry	
01/31/2024	Accrued Expenses 1/24		-	53.98	GL Entry	
02210 - Prepaid Own	er Assessments	-10,429.42	7,645.68	1,506.33		-4,290.07
Date	Description		Debit	Credit	Type	
01/01/2024	Batched Credit Distribution		6,644.41	-	Credit Distribution	
01/03/2024	Batched Credit Distribution		1,001.27	-	Credit Distribution	
01/03/2024	Check		-	255.04	Owner Payment	
01/06/2024	Credit Distribution		-	6.11	Credit Distribution	
01/08/2024	Check		-	255.04	Owner Payment	
01/09/2024	Check		-	225.00	Owner Payment	
01/12/2024	Batched Check		-	510.08	Owner Payment	
01/16/2024	Check		-	.02	Owner Payment	
01/25/2024	Check		-	255.04	Owner Payment	
02300 - erred Def	Rev enue	0.00	-	51,335.73		-51,335.73
Date	Description		Debit	Credit	Type	
01/31/2024	Deferred Assessments		-	51,335.73	GL Entry	
03300 - Replacement	Reserves	-89,942.92	32.00	2,328.04		-92,238.96
Date	Description		Debit	Credit	Type	
01/01/2024	January Interest		-	243.71	GL Entry	
01/01/2024	January Bank Fees		32.00	-	GL Entry	
01/20/2024	MONTHLY RESERVE CONTRIBUTION		-	2,084.33	GL Entry	

	Beginning Balance		Current Debit	Credit	E n d i n g Balance
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River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

03800 - Undesignated Equity 26,088.30 - - 26,088.30

Date	Description	Debit	Credit	Type
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04500 - Assessment Income 0.00 51,590.77 62,229.76 -10,638.99

Date	Description	Debit	Credit	Type
------	-------------	-------	--------	------

01/01/2024	Batched Semi-Annual Assessment	-	61,974.72	Owner Charge
01/10/2024	Adjustment Received Alta Late- Jan2024 1st Semi annual dues belongs to New Owner	255.04	-	Adjustment
01/31/2024	Reclass New Owner Adjustment	-	255.04	GL Entry
01/31/2024	Deferred Assessments	51,335.73	-	GL Entry

05610 - Certified/Lien/NSF Income 0.00 10.00 813.00 -803.00

Date	Description	Debit	Credit	Type
------	-------------	-------	--------	------

01/08/2024	Collection Cost Attorney fees	-	391.00	Owner Charge
01/09/2024	Collection Cost Per attorney: Add atty fees and costs	-	397.00	Owner Charge
01/10/2024	WESTERN ALLIANCE BANK	10.00	-	Invoice
01/10/2024	NSF Charge - NSF	-	25.00	Owner Charge

05720 - Interest Inco 0.00 - 0.68 -0.68

Date	Description	Debit	Credit	Type
------	-------------	-------	--------	------

01/31/2024	January Interest	-	.68	GL Entry
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05721 - Interest Reve 0.00 - 243.71 -243.71

Date	Description	Debit	Credit	Type
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01/01/2024	January Interest	-	243.71	GL Entry
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06900 - Pool Manage 0.00 8,775.00 - 8,775.00

Date	Description	Debit	Credit	Type
------	-------------	-------	--------	------

01/30/2024	205814 - PREMIER AQUATICS - PREPAYMENT PER SWIMMING POOL CONTRCT	8,775.00	-	Invoice
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06950 - Pool Telepho 0.00 107.95 53.97 53.98

Date	Description	Debit	Credit	Type
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01/01/2024	Reverse - Accrued Expenses 12/23	-	53.97	GL Entry
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River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

01/10/2024	122723-0138 - VERIZON - 12/28/23-01/27/24 7037802099	53.97	-	Invoice
01/31/2024	Accrued Expenses 1/24	53.98	-	GL Entry

	Beginning Balance	Current Debit	Credit	Ending Balance
06950 - Pool Telephone	0.00	107.95	53.97	53.98
Date	Description	Debit	Credit	Type
06955 - Pool Electricity	0.00	66.56	32.27	34.29
Date	Description	Debit	Credit	Type
01/01/2024	Reverse - Accrued Expenses 12/23	-	32.27	GL Entry
01/31/2024	01/2224-7504 - DOMINION ENERGY - A12/16/23-01/17/24 450KWH	66.56	-	Invoice
06956 - Pool Water & Sewer	0.00	285.70	175.34	110.36
Date	Description	Debit	Credit	Type
01/01/2024	Reverse - Accrued Expenses 12/23	-	175.34	GL Entry
01/31/2024	012624-5819 - FAIRFAX WATER - A10/21/23-01/22/23 106TGL	285.70	-	Invoice
07000 - Community Management Contract	0.00	974.10	-	974.10
Date	Description	Debit	Credit	Type
01/01/2024	47993 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	974.10	-	Invoice
07085 - Attachment A Fees	0.00	76.03	-	76.03
Date	Description	Debit	Credit	Type
01/01/2024	47993 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees	51.03	-	Invoice
01/31/2024	WESTERN ALLIANCE BANK	25.00	-	Invoice
07201 - Property & Liability Insurance	0.00	488.66	-	488.66

River Farm Conservancy, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

Date	Description	Debit	Credit	Type
01/31/2024	Prepaid Insurance	488.66	-	GL Entry
08600 - Assessment C	ontribution	0.00	2,084.33	- 2,084.33
Date	Description	Debit	Credit	Type
01/20/2024	MONTHLY RESERVE CONTRIBUTION	2,084.33	-	GL Entry
08610 - Interest Contribution		0.00	243.71	- 243.71
Date	Description	Debit	Credit	Type
<hr/>				
		Beginning Balance	Current Debit	Credit Ending Balance
	08610 - Interest Contribution	0.00	243.71	- 243.71
Date	Description	Debit	Credit	Type
01/01/2024	January Interest	243.71	-	GL Entry
08700 - Reserve Expense		0.00	32.00	- 32.00
Date	Description	Debit	Credit	Type
01/01/2024	January Bank Fees	32.00	-	GL Entry
08799 - Transfer to Reserves		0.00	32.00	-32.00
Date	Description	Debit	Credit	Type
01/01/2024	January Bank Fees	-	32.00	GL Entry
Net Total		0.00	203,043.74	203,043.74
				0.00

River Farm Conservancy, Inc.

Cash Disbursement - 1/31/2024

Date	CheckNo	Description	Amount
01115 - Alliance Bank - Checking			
1/2/2024	Avid 300308	Summit Management Services, Inc. Inv # 47993	1,025.13
		07000 - Community Management Contract - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	974.10
		07085 - Attachment A Fees - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees	51.03
1/10/2024	Misc Check	WESTERN ALLIANCE BANK - RDI Fees	10.00
		05610 - Certified/Lien/NSF Income - WESTERN ALLIANCE BANK	10.00
1/16/2024	Avid 300309	Summit Management Services, Inc. Inv # 48105	531.31
		07120 - Postage & Mailings - SUMMIT MANAGEMENT SERVICES - 12/23 Postage & Mail Reimbursement	53.11
		07130 - Billing Statements - SUMMIT MANAGEMENT SERVICES - Billing Statements	457.50
		07140 - Printing & Reproduction - SUMMIT MANAGEMENT SERVICES - 12/23 Printing & Copying Reimbursement	20.70
1/16/2024	Avid 300310	DOMINION ENERGY Inv # 121923-7504	59.98
		06955 - Pool Electricity - A 11/16/23-12/15/23 407KWH	59.98
1/18/2024	Avid 100390	CHADWICK WASHINGTON MORIARTY Inv # 307654	142.12
		07152 - Legal Fees - Collection - 12/23 LEGAL FEES	142.12
1/18/2024	Avid 300311	VERIZON Inv # 122723-0138	53.97
		06950 - Pool Telephone - 12/28/23-01/27/24 7037802099	53.97
1/20/2024	Transfer Out	Transfer to Sandy Spring Bank - Money Market	2,084.33
		01121 - Sandy Spring Bank MMA - Transfer from Alliance Bank - Checking	2,084.33
1/22/2024	Avid 300314	NATIONWIDE Inv # 010224-8521	1,028.75
		01925 - Prepaid Insurance - BUSNIESS PREMIUM	1,028.75

River Farm Conservancy, Inc.

1/31/2024	Misc Check	WESTERN ALLIANCE BANK - Strongroom Fees	25.00
			0
		07085 - Attachment A Fees - WESTERN ALLIANCE BANK	25.00
<hr/>			
1/31/2024	Check 20050	Owner Refund Acct # RFC	112.50
		01350 - Cash Exchange - Owner Refund for Acct: RFC32064	112.50
		William & Elizabeth Cannon - 8280 Clifton Farm Ct Alexandria, VA 22306	
<hr/>			
1/31/2024	Check 20051	Owner Refund Acct # RFC	25.00
		01350 - Cash Exchange - Owner Refund for Acct: RFC31953	25.00
		Rachel Raru Maloney - 8259 Clifton Farm Ct Alexandria, VA 22306	
<hr/>			
1/31/2024	Check 20052	Owner Refund Acct # RFC	27.00
		01350 - Cash Exchange - Owner Refund for Acct: RFC31908	27.00
		Ernest & Rita Personeus - 8216 Doctor Craik Ct Alexandria, VA 22306	

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Cash Disbursement - 1/31/2024

Date	CheckNo	Description	Amount
			Total
			5,125.09
<hr/>			
1/1/2024	Bank Fees	January Bank Fees	32.00
		03300 - Replacement Reserves	32.00
		08700 - Reserve Expense	32.00
1/4/2024	Check 20013	TRIPLE STATE PLUMBING Inv # 142228	1,618.28
		08700 - Reserve Expense - Replaced (1) Urinal in Men s Bathroom	1,618.28
 01121 - Sandy Spring Bank - Money Market			
			Total
			1,650.28

River Farm Conservancy, Inc.

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River Farm Conservancy, Inc.

AR Aging - 1/31/2024

Bank Account Reconciliation for Period 1/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Alliance Bank - Checking	47,439.30	-361.67	47,077.63	47,077.63	Balanced
Sandy Spring Bank - Money Market	69,524.74	0.00	69,524.74	69,524.74	Balanced

Unreconciled Items

Date	Description	Check No	Amount
12/14/2023	Owner Refund	20048	-172.17
1/31/2024	Owner Refund	20050	-112.50
1/31/2024	Owner Refund	20051	-25.00
1/31/2024	Owner Refund	20052	-27.00
1/31/2024	WESTERN ALLIANCE BANK - Strongroom Fees		-25.00
Total Alliance Bank - Checking			-361.67

Reconciled Items

Date	Description	Check No	Amount
1/2/2024	Lockbox Deposit - Alliance Association Bank		5,648.66
1/3/2024	Lockbox Deposit - Alliance Association Bank		1,560.28
1/4/2024	Lockbox Deposit - Alliance Association Bank		1,275.20

(*** indicates previous owners)

River Farm Conservancy, Inc.

1/5/2024	OwnerDraft Deposit	ACH	9,417. 54
1/5/2024	Lockbox Deposit - Alliance Association Bank		255.04
1/8/2024	Acct: RFC31733 Check #942		255.04
1/8/2024	Acct: RFC39705 Check #53319		1,779. 26
1/8/2024	Lockbox Deposit - Alliance Association Bank		3,375. 56
1/9/2024	Lockbox Deposit - Alliance Association Bank		480.00
1/10/2024	Acct: RFC45607 Check #101433		255.04
1/10/2024	Acct: RFC31744 Check #3278815794		255.04
1/10/2024	Lockbox Deposit - Alliance Association Bank		1,275. 20
1/11/2024	Lockbox Deposit - Alliance Association Bank		4,335. 68
1/12/2024	Lockbox Deposit - Alliance Association Bank		5,100. 92
1/16/2024	Lockbox Deposit - Alliance Association Bank		4,333. 08
1/17/2024	Lockbox Deposit - Alliance Association Bank		765.12

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Bank Account Reconciliation for Period 1/31/2024

Date	Description	Check No	Amount
1/18/2024	Lockbox Deposit - Alliance Association Bank		1,785.32
1/19/2024	Lockbox Deposit - Alliance Association Bank		2,040.36
1/22/2024	Lockbox Deposit - Alliance Association Bank		480.08
1/23/2024	Lockbox Deposit - Alliance Association Bank		510.08
1/24/2024	Acct: RFC39705 Check #53470		255.04
1/24/2024	Lockbox Deposit - Alliance Association Bank		510.08
1/25/2024	Lockbox Deposit - Alliance Association Bank		1,785.28
1/26/2024	Lockbox Deposit - Alliance Association Bank		1,020.16

River Farm Conservancy, Inc.

1/30/2024	Lockbox Deposit - Alliance Association Bank		503.26
1/31/2024	January Interest		0.68
1/31/2024	Lockbox Deposit - Alliance Association Bank		255.04
12/20/2023	Summit Management Services, Inc.	20049	-70.66
12/31/2023	WESTERN ALLIANCE BANK - Strongroom Fees		-25.00
1/2/2024	Summit Management Services, Inc.	300308	-1,025.13
1/10/2024	WESTERN ALLIANCE BANK - RDI Fees		-10.00
1/10/2024	Acct: RFC31687 ACH ...8612		-273.93
1/16/2024	Summit Management Services, Inc.	300309	-531.31
1/16/2024	DOMINION ENERGY	300310	-59.98
1/18/2024	VERIZON	300311	-53.97
1/18/2024	CHADWICK WASHINGTON MORIARTY	100390	-142.12
1/20/2024	Transfer to Sandy Spring Bank - Money Market		-2,084.33
1/22/2024	NATIONWIDE	300314	-1,028.75
Total Alliance Bank - Checking			44,206.86
Sandy Spring Bank -	Money Market		
	January Interest		
1/1/2024			243.71
1/20/2024	Transfer from Alliance Bank - Checking		2,084.33
1/1/2024	January Bank Fees		-32.00
1/4/2024	TRIPLE STATE PLUMBING	20013	-1,618.28
Total Sandy Spring Bank - Money Market			677.76

River Farm Conservancy, Inc.



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89125-0237
Return Service Requested

Conservancy, Inc.

Last statement: December 31, 2023

This statement: January 31, 2024

Total days in statement period: 31

RIVER FARMS CONSERVANCY INC C/O SMSI VIRGINIA INC Page 1
OPERATING
3833 FARRAGUT AVE
KENSINGTON MD 20895-2004

XXXXXX2386

(2)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX2386	Beginning balance	\$3,232.44
Enclosures	2	Total additions	49,512.04
Low balance	\$3,232.44	Total subtractions	5,305.18
Average balance	\$33,699.74	Ending balance	\$47,439.30
		Avg collected balance	\$32,425

CHECKS

Number	Date	Amount	Number	Date	Amount
20049	01-09	70.66			

DEBITS

Date	Description	Subtractions
01-02	' ACH Debit RIVER FARMS CONS ACH 240102	1,025.13
01-10	' ACH Orig Dr Return RETURN SETTLE AACH RTN - R01 David Impastato ORFC31687 ORIGINAL ENTRY EFF DATE = 240108	273.93
01-10	' Direct S/C ACH ORIG DR RETURN	10.00

River Farm Conservancy, Inc.

01-16	ACH Debit RIVER FARMS CONS ACH 240116	531.31
01-17	ACH Debit DOMINION ENERGY BILLPAY 240117	59.98
01-19	ACH Debit VERIZON PAYMENTREC 240119 RIVER FARMS CONSERVANCY INC January 31, 2024	53.97

01-19	ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100390*2401 18*CHADWICK WASHINGTON MORIARTY\134206129\84088103\134	142.12
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01-22	ACH Debit NWEDI-837678521 EDI PYMNTS 240122	1,028.75
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01-23	ACH Debit River Farm Conse L333112 240123	2,084.33
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01-26		25.00
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<u>Date</u>	<u>Description</u>	<u>Addition</u>
01-02		
01-03	Miscellaneous Debit	
01-04	AVIDXCHANGE FEES	
01-05		<u>5,648.66</u>
01-08		<u>1,560.28</u>
01-08	Description	
	Lockbox Deposit	<u>1,275.20</u>
	Lockbox Deposit	
	Lockbox Deposit	<u>255.04</u>
	Lockbox Deposit	
	Remote Deposit	<u>2,034.30</u>
	ACH Credit	
	River Farm Conse L330644 240108	<u>9,417.54</u>

Date Description

CREDITS

01-08 ' Lockbox Deposit

River Farm Conservancy, Inc.

01-09 ' Lockbox Deposit
 01-10 ' Remote Deposit
 01-10 ' Lockbox Deposit
 01-11 ' Lockbox Deposit
 01-12 ' Lockbox Deposit
 01-16 ' Lockbox Deposit
 01-17 ' Lockbox Deposit
 01-18 ' Lockbox Deposit
 01-19 ' Lockbox Deposit
 01-22 ' Lockbox Deposit
 01-23 ' Lockbox Deposit
 01-24 ' Remote Deposit
 01-24 ' Lockbox Deposit
 01-25 ' Lockbox Deposit
 01-26 ' Lockbox Deposit
 01-30 ' Lockbox Deposit
 01-31 ' Lockbox Deposit
 01-31 ' Interest Credit

DAILY BALANCES

Date	Amount
12-31	3,232.44
01-02	7,855.97
01-03	9,416.25
01-04	10,691.45

Date	Amount	3,375.56	480.00	510.08
01-05	10,946.49	1,275.20	4,335.68	5,100.92
25,773.89 01-09	26,183.23	4,333.08		
01-10	27,684.58	765.12		
XXXXXX2386	Page 2	1,785.32	2,040.36	480.08
		510.08	255.04	510.08
Subtractions		1,785.28	1,020.16	
		503.26		
		255.04	0.68	

Date Amount

River Farm Conservancy, Inc.

01-11 32,020.26 01-12 37,121.18
 01-16 40,922.95
 01-17 41,628.09 RIVER FARMS CONSERVANCY
 INC

OVERDRAFT/RETURN ITEM FEES

Page 3 XXXXXX2386

January 31, 2024

Date	Amount
01-18	43,413.41
01-22	44,709.01

Date	Amount	Date	Amount
01-23	43,134.76	01-26	46,680.32
01-24	43,899.88	01-30	47,183.58
01-25	45,685.16	01-31	47,439.30

INTEREST INFORMATION

Annual percentage yield earned
 Interest-bearing days
 Average balance for APY
 Interest earned

0.02%
 31
 \$32,
 425.
 74
 \$0.6
 8

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Bank

Account: **2386
 Period: January 01, 2024 - January 31, 2024
 Page: 4



01/09/2024 20049 \$70.66



Sandy Spring Bank

Last statement: December 31, 2023
This statement: January 31, 2024
Total days in statement period: 31

Page 1 of 1
XX-XXXX57-88
(1)

Direct inquiries to:
800-399-5919

RIVER FARMS CONSERVANCY INC
SUMMIT MANAGEMENT SERVICES INC AGENT
3833 FARRAGUT AVE
KENSINGTON MD 20895-2004

Sandy Spring Bank
17801 Georgia Ave
Olney MD 20832

Property Mgmt Money Market

Account number XX-XXXX57-88
Enclosures 1
Low balance \$67,196.70
Average balance \$68,901.18
Interest paid year to date \$243.71

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
12-31	Beginning balance			\$68,846.98
01-04	Service Charge STOP PAY CHARGE		32.00	68,814.98
01-22	Check 20013		-1,618.28	67,196.70
01-23	ACH Credit River Farm Conse L333112 242123 L333112	2,084.33		69,281.03
01-31	Interest Credit	243.71		69,524.74
01-31	Ending totals	2,328.04	-1,650.28	\$69,524.74

CHECKS

Number	Date	Amount	Number	Date	Amount
20013	01-22	1,618.28			

INTEREST INFORMATION

Annual percentage yield earned 4.26 %
Interest-bearing days 31
Average balance for APY \$68,901.18
Interest earned \$243.71

Thank you for banking with Sandy Spring Bank

17801 Georgia Avenue, Olney, Maryland 20832

1-800-399-5919 • 301-774-6400 • www.sandyspringbank.com

River Farm Conservancy, Inc.

First State Farming, Inc. 2014 Farmgate Avenue Farmington, MD 21048		ONE YEAR CHECK # 20013
PAY TO THE ORDER OF FARMER'S FUTURE FUND	DATE 01/22/2024	
One Thousand Six Hundred Eighty Eight and 28/100		
FIRST STATE BANK P.O. BOX 100 BETHESDA, MD 20814	 J. E. Smith	
FIRST STATE BANK 30000 FOC LAF 40 5126 1074 C #00015385		

Check # 20013 - \$1,618.28 - Presented:
01/22/2024