

# River Farm Conservancy, Inc.

## Balance Sheet For 2/29/2024

### Cash - Operating

01115 -Alliance Bank Checking \$40,408.42

### Total Cash - Operating

**\$40,408.42**

### Reserve Assets

01121 -Sandy Spring Bank MMA \$71,841.24

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

### Total Reserve Assets

**\$94,555.46**

### Accounts Receivable

01300 -Assessments Receivable \$12,393.05

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

### Total Accounts Receivable

**\$6,732.13**

### Prepaid Expenses

01925 -Prepaid Insurance \$1,317.90

01950 -Prepaid Taxes \$100.00

### Total Prepaid Expenses

**\$1,417.90**

**Total Assets \$143,113.91**

### Current Liabilities

02000 -Accounts Payable \$322.10

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

02202 -Accrued Expenses \$1,045.31

02210 -Prepaid Owner Assessments \$5,566.23

02300 -Deferred Revenue \$40,696.74

### Total Current Liabilities

**\$70,344.60**

### Replacement Reserves

03300 -Replacement Reserves \$94,555.46

### Total Replacement Reserves

**\$94,555.46**

### Members' Equity

03800 -Undesignated Equity (\$26,088.30)

03999 -Current Year Net Income (Loss) \$4,302.15

### Total Members' Equity

**(\$21,786.15)**

**Total Liabilities / Equity \$143,113.91**

# River Farm Conservancy, Inc.

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	Actual	Current Period Budget	Varianc e	Actual	Year To Date Budget	Varianc e	Annual Budget
<b>Operating Income</b>							
<b>Assessment Income</b>							
04500 - Assessment Income	10,638.99	10,638.99	-	21,277.98	21,277.98	-	127,667.92

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

<b>Total Assessment Income</b>	<b>10,638.99</b>	<b>10,638.99</b>	<b>-</b>	<b>21,277.98</b>	<b>21,277.98</b>	<b>-</b>	<b>127,667.92</b>
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### Other Income

05610 - Certified/Lien/NSF Income 130.19	130.19	-		933.19	-		-
				933.19			
05720 - Interest Income - Operating 89	.89	-		1.57	-		-
				1.57			
05721 - Interest Revenue - Reserves 232.17	232.17	-		475.88	-		-
				475.88			
05999 - Uncollectible Assessments 41.67	-	(41.67)		-	(83.34)		(500.00)
				83.34			
<b>Total Other Income 404.92</b>	<b>363.25</b>	<b>(41.67)</b>		<b>1,410.64</b>	<b>(83.34)</b>		<b>(500.00)</b>
				<b>1,493.98</b>			<b>127,167.92</b>
<b>Total Income 404.92</b>	<b>11,002.24</b>	<b>10,597.32</b>		<b>22,688.62</b>	<b>21,194.64</b>		
				<b>1,493.98</b>			

### Operating Expense

#### Contract Services

06107 - Trash & Recycling Contract 166.67	-	166.67		-	333.34	333.34	2,000.00
				-	<b>333.34</b>	<b>333.34</b>	<b>2,000.00</b>
<b>Total Contract Services 166.67</b>	<b>-</b>	<b>166.67</b>		<b>-</b>			

#### Clubhouse & Pool Expenses

# River Farm Conservancy, Inc.

06900 - Pool Management Contract	-	4,875.00	4,875.00	8,775.00	9,750.00	975.00	58,500.00
06906 - General Supplies	-	66.67	66.67	-	133.34	133.34	800.00
06915 - Pool Repairs	-	333.33	333.33	-	666.66	666.66	4,000.00
06920 - Pool Supplies	-	208.33	208.33	-	416.66	416.66	2,500.00
06937 - Pool Passes	-	25.00	25.00	-	50.00	50.00	300.00
06938 - Pool Operating Permits	-	62.50	62.50	-	125.00	125.00	750.00
06950 - Pool Telephone	53.98	55.00	1.02	107.96	110.00	2.04	660.00
06955 - Pool Electricity	41.02	233.33	192.31	75.31	466.66	391.35	2,800.00
06956 - Pool Water & Sewer	-	166.67	166.67	110.36	333.34	222.98	2,000.00
06975 - Tennis Court R&M	-	41.67	41.67	-	83.34	83.34	500.00
<b>Total Clubhouse &amp; Pool Expenses</b>	<b>95.00</b>	<b>6,067.50</b>	<b>5,972.50</b>	<b>9,068.63</b>	<b>12,135.00</b>	<b>3,066.37</b>	<b>72,810.00</b>

## General & Administrative Expenses

07000 - Community Management Contract 974.17	974.10 .07			1,948.20 1,948.34 .14			11,690.00
07085 - Attachment A Fees (97.20)	176.03	78.83		252.06 (94.40)	157.66		946.00
07105 - Audit & Tax Return Prep 191.67	-	191.67		-	383.34		2,300.00
07120 - Postage & Mailings (295.71)	379.04	83.33		379.04 (212.38)	166.66		1,000.00
07130 - Billing Statements 83.33	-	83.33		-	166.66		1,000.00
07140 - Printing & Reproduction 46.38	120.29	166.67		120.29 213.05	333.34		2,000.00
07150 - Legal Fees - General Counsel (407.61)	490.94	83.33		490.94 (324.28)	166.66		1,000.00
07152 - Legal Fees - Collection (355.45)	480.45	125.00		480.45 (230.45)	250.00		1,500.00
07161 - Permits & Licenses (13.75)	25.00	11.25		25.00 (2.50)	22.50		135.00
<b>Total General &amp; Administrative Expenses (848.27)</b>	<b>2,645.85</b>	<b>1,797.58</b>		<b>3,695.98 (100.82)</b>	<b>3,595.16</b>		<b>21,571.00</b>

## Insurance & Taxes

# River Farm Conservancy, Inc.

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
07201 - Property & Liability Insurance							
<b>Total Insurance &amp; Taxes</b>	<b>488.66</b>	<b>481.25</b>		<b>977.32</b>	<b>962.50</b>		<b>5,775.00</b>
<b>Reserve Contributions</b>							
08600 - Assessment Contribution	2,084.33	2,084.33	-	4,168.66	4,168.66	-	25,011.92
08610 - Interest Contribution	232.17	-	(232.17)	475.88	-	(475.88)	-
<b>Total Reserve Contributions</b>	<b>2,316.50</b>	<b>2,084.33</b>	<b>(232.17)</b>	<b>4,644.54</b>	<b>4,168.66</b>	<b>(475.88)</b>	<b>25,011.92</b>
<b>Reserve Expenditures</b>							
	<b>5,456.23</b>	<b>(.01)</b>	<b>5,456.24</b>	<b>4,302.15</b>	<b>(.02)</b>		-
08700 - Reserve Expense	-	-		32.00	-		-
-				(32.00)			-
08799 - Transfer to Reserves	-	-		(32.00)	-		-
-				32.00			-
<b>Total Reserve Expenditures</b>	-	-		-	-		-
-				-			<b>127,167.92</b>
<b>Total Expense</b>	<b>5,546.01</b>	<b>10,597.33</b>		<b>18,386.47</b>	<b>21,194.66</b>		
<b>5,051.32</b>				<b>2,808.19</b>			
<b>Operating Net Total</b>							
<b>Net Total</b>							

# River Farm Conservancy, Inc.



# River Farm Conservancy, Inc.

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## River Farm Conservancy, Inc.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
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### Operating Expense

#### Insurance & Taxes

07201 - Property & Liability Insurance	489	489	-	-	-	-	-	-	-	-	-	-	977
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### Summary Statement of Revenues and Expenses For 2/29/2024

<b>Total Insurance &amp; Taxes</b>	<b>489</b>	<b>489</b>	-	-	-	-	-	-	-	-	-	-	-
-	<b>977</b>												

#### Reserve Contributions

08600 - Assessment Contribution	2,084	2,084	-	-	-	-	-	-	-	-	-	-	4,169
08610 - Interest Contribution	244	232	-	-	-	-	-	-	-	-	-	-	476
<b>Total Reserve Contributions</b>	<b>2,328</b>	<b>2,317</b>	-	-	-	-	-	-	-	-	-	-	<b>4,645</b>

#### Reserve Expenditures

	<b>1,154</b>	<b>\$5,456</b>	-	-	-	-	-	-	-	-	-	-	-
08700 - Reserve Expense	32		-	-	-	-	-	-	-	-	-	-	32
08799 - Transfer to Reserves	(32)		-	-	-	-	-	-	-	-	-	-	-32
<b>Total Reserve Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>
													<b>18,386</b>

#### Operating Net Total

#### Net Total

# River Farm Conservancy, Inc.



# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
<b>01115 - Alliance Bank Checking</b>		47,077.63	6,489.88	13,159.09	40,408.42
Date	Description		Debit	Credit	Type
02/01/2024	48260 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee		-	974.10	Invoice
02/01/2024	48260 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees		-	51.03	Invoice
02/01/2024	Batched Check		571.12	-	Owner Payment
02/02/2024	Check		255.04	-	Owner Payment
02/05/2024	Batched Check		1,275.80	-	Owner Payment
02/06/2024	Check		246.27	-	Owner Payment
02/08/2024	WESTERN ALLIANCE BANK		-	10.00	Invoice
02/08/2024	Batched Check		556.31	-	Owner Payment
02/09/2024	Void NSF on Chk #43002883		-	255.04	Void
02/14/2024	Batched Check		510.08	-	Owner Payment
02/15/2024	205814 - PREMIER AQUATICS - PREPAYMENT PER SWIMMING POOL CONTRCT		-	8,775.00	Invoice
02/15/2024	Check		130.00	-	Owner Payment
02/16/2024	Check		255.04	-	Owner Payment
02/18/2024	012724-0138 - VERIZON - 01/28/24-02/27/24 7037802099		-	53.98	Invoice
02/20/2024	01/2224-7504 - DOMINION ENERGY - A12/16/23-01/17/24 450KWH		-	66.56	Invoice
02/20/2024	Transfer to Sandy Spring Bank - Money Market		-	2,084.33	Transfer
02/20/2024	Check		255.08	-	Owner Payment
02/21/2024	Batched Check		298.93	-	Owner Payment
02/22/2024	RFC - Owner Refund - Owner Refund for Acct: RFC31914		-	255.04	Invoice

# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

02/22/2024		0182806-0-2024 - STATE CORPORATION COMMISSION - 2024 SCC ANNUAL REGISTRATION FEE	-	25.00	Invoice
02/22/2024	Batched	Check	510.08	-	Owner Payment
02/22/2024		309004 - CHADWICK WASHINGTON MORIARTY - 01/24 LEGAL FEES	-	298.31	Invoice
02/23/2024	Batched	Check	510.08	-	Owner Payment
02/26/2024		012624-5819 - FAIRFAX WATER - A10/21/23-01/22/23 106TGL	-	285.70	Invoice
02/26/2024	Batched	Check	605.08	-	Owner Payment
02/28/2024	Batched	Check	510.08	-	Owner Payment
02/29/2024		WESTERN ALLIANCE BANK	-	25.00	Invoice
02/29/2024		February Interest	.89	-	GL Entry

01121 - Sandy Spring Bank MMA 69,524.74    2,316.50    -    71,841.24

Date	Description	Debit	Credit	Type
02/01/2024	February Interest	232.17	-	GL Entry

	Beginning Balance	Current Debit	Credit	Ending Balance
01121 - Sandy Spring Bank MMA	69,524.74	2,316.50	-	71,841.24

Date	Description	Debit	Credit	Type
02/20/2024	Transfer from Alliance Bank - Checking	2,084.33	-	Transfer

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

Date	Description	Debit	Credit	Type
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01300 - Assessments Receivable 16,955.61    905.31    5,467.87    12,393.05

Date	Description	Debit	Credit	Type
02/01/2024	Batched Check	-	315.12	Owner Payment

# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

02/05/2024	Batched	Check	-	1,020.76	Owner Payment
02/06/2024		Check	-	246.27	Owner Payment
02/08/2024	Batched	Check	-	556.31	Owner Payment
02/09/2024		Void NSF on Chk #43002883	255.04	-	Void
02/09/2024		NSF Charge - NSF	25.00	-	Owner Charge
02/12/2024		Collection Cost per atty legal fees and costs	46.50	-	Owner Charge
02/14/2024		Check	-	255.04	Owner Payment
02/15/2024		Check	-	130.00	Owner Payment
02/16/2024		Check	-	255.04	Owner Payment
02/20/2024		Refund Check prior homeowner	255.04	-	Refund Check
02/20/2024		Writeoff January 2024 assessment belongs to new homeowner	-	255.04	Writeoff
02/20/2024		Check	-	255.08	Owner Payment
02/20/2024		Cash Exchange January 2024 assessment	255.04	-	Owner Charge
02/21/2024	Batched	Check	-	298.93	Owner Payment
02/22/2024	Batched	Check	-	510.08	Owner Payment
02/23/2024		Check	-	255.04	Owner Payment
02/26/2024	Batched	Check	-	605.08	Owner Payment
02/27/2024		Collection Cost Per atty: add atty fees and costs	68.69	-	Owner Charge
02/28/2024	Batched	Check	-	510.08	Owner Payment
01301 - Allowance for Doubtful Accts			-5,660.92	-	-5,660.92

Date	Description	Debit	Credit	Type
01350 - Cash Exchange		0.00	510.08	0.00
Date	Description	Debit	Credit	Type
02/20/2024	Refund Check prior homeowner	-	255.04	Refund Check
02/20/2024	Writeoff January 2024 assessment belongs to new homeowner	255.04	-	Writeoff

	<b>Beginning Balance</b>		<b>Current</b>		<b>E n d i n g</b>
			<b>Debit</b>	<b>Credit</b>	<b>Balance</b>

# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

Date	Description	Debit	Credit	Type
01350 - Cash Exchange		0.00	510.08	510.08
			8	0.00
02/20/2024	RFC - Owner Refund - Owner Refund for Acct: RFC31914	255.04	-	Invoice
02/20/2024	Cash Exchange January 2024 assessment	-	255.04	Owner Charge
01925 - Prepaid Insurance		1,806.56	488.66	1,317.90
		-	6	
Date	Description	Debit	Credit	Type
02/28/2024	Prepaid Insurance	-	488.66	GL Entry
01950 - Prepaid Taxes		100.00	-	100.00
Date	Description	Debit	Credit	Type
02000 - Accounts Payable		-9,127.26	10,819.72	2,014.56
				-322.10
Date	Description	Debit	Credit	Type
02/01/2024	Batched 48260 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Management Fee	51.03	51.03	Invoice
02/01/2024	48380 - SUMMIT MANAGEMENT SERVICES - Preparation Of Vendor 1099/1096s	-	75.00	Invoice
02/01/2024	48380 - SUMMIT MANAGEMENT SERVICES - 1/24 Printing & Copying Reimbursement	-	52.90	Invoice
02/01/2024	Batched 48260 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	974.10	974.10	Invoice
02/01/2024	48380 - SUMMIT MANAGEMENT SERVICES - 1/24 Postage & Mail Reimbursement	-	153.18	Invoice
02/01/2024	309004 - CHADWICK WASHINGTON MORIARTY - 01/24 LEGAL FEES	-	298.31	Invoice
02/08/2024	Batched WESTERN ALLIANCE BANK	10.00	10.00	Invoice
02/08/2024	012724-0138 - VERIZON - 01/28/24-02/27/24 7037802099	-	53.98	Invoice
02/15/2024	205814 - PREMIER AQUATICS - PREPAYMENT PER SWIMMING POOL CONTRCT	8,775.00	-	Invoice
02/18/2024	012724-0138 - VERIZON - 01/28/24-02/27/24 7037802099	53.98	-	Invoice
02/20/2024	RFC - Owner Refund - Owner Refund for Acct: RFC31914	-	255.04	Invoice
02/20/2024	01/2224-7504 - DOMINION ENERGY - A12/16/23-01/17/24 450KWH	66.56	-	Invoice
02/22/2024	Batched 0182806-0-2024 - STATE CORPORATION COMMISSION - 2024 SCC ANNUAL REGISTRATION FEE	25.00	25.00	Invoice

# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

02/22/2024	RFC - Owner Refund - Owner Refund for Acct: RFC31914	255.04	-	Invoice
02/22/2024	309004 - CHADWICK WASHINGTON MORIARTY - 01/24 LEGAL FEES	298.31	-	Invoice
02/26/2024	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	-9,127.26	10,819.72	2,014.56	-322.10

Date	Description	Debit	Credit	Type
02/28/2024	021624-7504 - DOMINION ENERGY - A01/18/24-02/16/24 232KWH	-	41.02	Invoice

02/29/2024	Batched WESTERN ALLIANCE BANK	25.00	25.00	Invoice
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02201 - Due to/from Reserves	-22,714.22	-	-	-22,714.22
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Date	Description	Debit	Credit	Type
02202 - Accrued Expenses		-53.98	53.98	1,045.31

Date	Description	Debit	Credit	Type
02/01/2024	Reverse - Accrued Expenses 1/24	53.98	-	GL Entry
02/29/2024	Accrued Expenses 2/24	-	1,045.31	GL Entry

02210 - paid Pre Owner Assessments	-4,290.07	-	1,276.16	-5,566.23
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Date	Description	Debit	Credit	Type
02/01/2024	Batched Check	-	256.00	Owner Payment
02/02/2024	Check	-	255.04	Owner Payment
02/05/2024	Check	-	255.04	Owner Payment
02/14/2024	Check	-	255.04	Owner Payment
02/23/2024	Check	-	255.04	Owner Payment

02300 - erred Def Rev enue	-51,335.73	10,638.99	-	-40,696.74
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Date	Description	Debit	Credit	Type
02/28/2024	Deferred Revenue	10,638.99	-	GL Entry

# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

03300 - placement Reserves		-92,238.96	-	2,316.50	-94,555.46
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/01/2024	February Interest		-	232.17	GL Entry
02/20/2024	MONTHLY RESERVE CONTRIBUTION		-	2,084.33	GL Entry
03800 - Undesignated Equity		26,088.30	-	-	26,088.30
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
		<b>Beginning Balance</b>	<b>Current Debit</b>	<b>Current Credit</b>	<b>Ending Balance</b>
04500 - Assessment Income		-10,638.99	-	10,638.99	-21,277.98
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/28/2024	Deferred Revenue		-	10,638.99	GL Entry
05610 - Certified/Lien	/NSF Income	-803.00	10.00	140.19	-933.19
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/08/2024	WESTERN ALLIANCE BANK		10.00	-	Invoice
02/09/2024	NSF Charge - NSF		-	25.00	Owner Charge
02/12/2024	Collection Cost per atty legal fees and costs		-	46.50	Owner Charge
02/27/2024	Collection Cost Per atty: add atty fees and costs		-	68.69	Owner Charge
05720 - Interest Inco	me - Operating	-0.68	-	0.89	-1.57
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/29/2024	February Interest		-	.89	GL Entry
05721 - Interest Reve	ue - Reserves	-243.71	-	232.17	-475.88
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/01/2024	February Interest		-	232.17	GL Entry
06900 - Pool Manage	ment Contract	8,775.00	-	-	8,775.00
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

06950 - Pool Telephone		53.98	107.96	53.98	107.96	
Date	Description	Debit	Credit	Type		
02/01/2024	Reverse - Accrued Expenses 1/24	-	53.98	GL Entry		
02/08/2024	012724-0138 - VERIZON - 01/28/24-02/27/24 7037802099	53.98	-	Invoice		
02/29/2024	Accrued Expenses 2/24	53.98	-	GL Entry		
06955 - Pool Electricity		34.29	41.02	-	75.31	
Date	Description	Debit	Credit	Type		
02/28/2024	021624-7504 - DOMINION ENERGY - A01/18/24-02/16/24 232KWH	41.02	-	Invoice		
06956 - Pool Water & Sewer		110.36	-	-	110.36	
Date	Description	Debit	Credit	Type		
		Beginning Balance		Current Debit	Current Credit	Ending Balance
06956 - Pool Water & Sewer		110.36	-	-	110.36	
Date	Description	Debit	Credit	Type		
07000 - Community Management Contract		974.10	974.10	-	1,948.20	
Date	Description	Debit	Credit	Type		
02/01/2024	48260 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	974.10	-	Invoice		
07085 - Attachment A Fees		76.03	176.03	-	252.06	
Date	Description	Debit	Credit	Type		
02/01/2024	48380 - SUMMIT MANAGEMENT SERVICES - Preparation Of Vendor 1099/1096s	75.00	-	Invoice		
02/01/2024	48260 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees	51.03	-	Invoice		
02/29/2024	WESTERN ALLIANCE BANK	25.00	-	Invoice		
02/29/2024	Accrued Expenses 2/24	25.00	-	GL Entry		

# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

07120 - Postage & M ailings 0.00 379.04 - 379.04

Date	Description	Debit	Credit	Type
02/01/2024	48380 - SUMMIT MANAGEMENT SERVICES - 1/24 Postage & Mail	153.18	-	Invoice
02/29/2024	Accrued Expenses 2/24	225.86	-	GL Entry

07140 - Printing & Re production 0.00 120.29 - 120.29

Date	Description	Debit	Credit	Type
02/01/2024	48380 - SUMMIT MANAGEMENT SERVICES - 1/24 Printing & Copying Reimbursement	52.90	-	Invoice
02/29/2024	Accrued Expenses 2/24	67.39	-	GL Entry

07150 - Legal Fees - General Counsel 0.00 490.94 - 490.94

Date	Description	Debit	Credit	Type
02/01/2024	309004 - CHADWICK WASHINGTON MORIARTY - 01/24 LEGAL FEES	298.31	-	Invoice
02/29/2024	Accrued Expenses 2/24	192.63	-	GL Entry

07152 - Legal Fees - Collection 0.00 480.45 - 480.45

Date	Description	Debit	Credit	Type
02/29/2024	Accrued Expenses 2/24	480.45	-	GL Entry

Beginning Balance	Current Debit	Credit	Ending Balance
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07152 - Legal Fees - Collection 0.00 480.45 - 480.45

Date	Description	Debit	Credit	Type
02/29/2024	Accrued Expenses 2/24	480.45	-	GL Entry

07161 - Permits & Lic enses 0.00 25.00 - 25.00

Date	Description	Debit	Credit	Type
02/22/2024	0182806-0-2024 - STATE CORPORATION COMMISSION - 2024 SCC ANNUAL REGISTRATION FEE	25.00	-	Invoice



# River Farm Conservancy, Inc.

## GL Trial Balance For 2/1/2024 - 2/29/2024

07201 - Property & Liability Insurance		488.66	488.66	-	977.32
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/28/2024	Prepaid Insurance		488.66	-	GL Entry
08600 - Assessment C	ontribution	2,084.33	2,084.33	-	4,168.66
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/20/2024	MONTHLY RESERVE CONTRIBUTION		2,084.33	-	GL Entry
08610 - Interest Contr	ibution	243.71	232.17	-	475.88
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/01/2024	February Interest		232.17	-	GL Entry
08700 - Reserve Expense		32.00	-	-	32.00
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08799 - Transfer to Reserves		-32.00	-	-	-32.00
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
<b>Net Total</b>		<b>0.00</b>	<b>37,344.45</b>	<b>37,344.45</b>	<b>0.00</b>

# River Farm Conservancy, Inc.

## Cash Disbursement - 2/29/2024

Date	CheckNo	Description	Amount
<b>01115 - Alliance Bank - Checking</b>			
2/1/2024	Avid 300312	Summit Management Services, Inc. Inv # 48260	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
2/8/2024	Misc Check	WESTERN ALLIANCE BANK - RDI Fees	10.00
		05610 - Certified/Lien/NSF Income - WESTERN ALLIANCE BANK	10.00
2/15/2024	Avid 100391	PREMIER AQUATICS Inv # 205814	8,775.00
		06900 - Pool Management Contract - PREPAYMENT PER SWIMMING POOL CONTRCT	8,775.00
2/18/2024	Avid 300316	VERIZON Inv # 012724-0138	53.98
		06950 - Pool Telephone - 01/28/24-02/27/24 7037802099	53.98
2/20/2024	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
2/20/2024	Avid 300313	DOMINION ENERGY Inv # 01/2224-7504	66.56
		06955 - Pool Electricity - A12/16/23-01/17/24 450KWH	66.56
2/22/2024	Avid 100392	CHADWICK WASHINGTON MORIARTY Inv # 309004	298.31
		07150 - Legal Fees - General Counsel - 01/24 LEGAL FEES	298.31
2/22/2024	Check 20053	Owner Refund Acct # RFC	255.04
		01350 - Cash Exchange - Owner Refund for Acct: RFC31914 William Coti - 8247 Clifton Farm Ct Alexandria, VA 22306	255.04
2/22/2024	Check 20054	STATE CORPORATION COMMISSION Inv # 0182806-0-2024	25.00
		07161 - Permits & Licenses - 2024 SCC ANNUAL REGISTRATION FEE	25.00

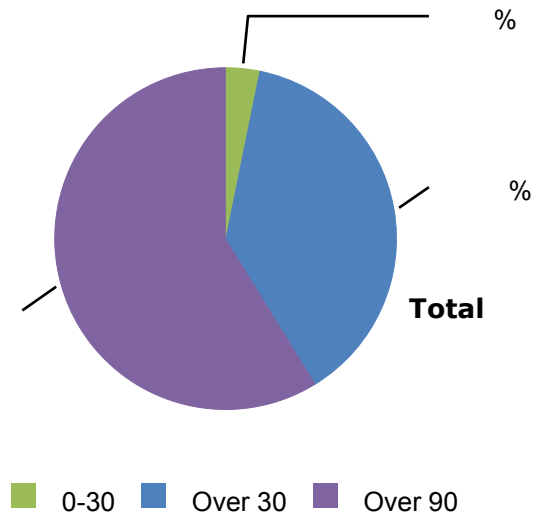
# River Farm Conservancy, Inc.

2/26/2024	Avid 300317	FAIRFAX WATER Inv # 012624-5819	285 .70
	06956 - Pool Water & Sewer - A10/21/23-01/22/23 106TGL		285.70
<hr/>			
2/29/2024	Misc Check	WESTERN ALLIANCE BANK - Strongroom Fees	25.00
	07085 - Attachment A Fees - WESTERN ALLIANCE BANK		25.00
<hr/>			
<b>Total</b>			<b>12,904.05</b>

## SUMMARY

Charge	Balance
Admin (1)	\$75.00
Cash Exchange (1)	\$255.04
Collection Cost (4)	\$3,119.21
Misc. Charge (2) \$116.00 NSF Charge (1) \$25.00	
Semi-Annual Assessment (31)	\$8,802.80
<hr/>	
<b>\$12,393.05</b>	

## DISTRIBUTION



## AP Aging for Ending Date: 2/29/2024

Provider	Current	Over 30	Over 60	Over 90	Total
DOMINION ENERGY Acct # 003273917504 Inv # 021624-7504 on 2/28/2024 - A01/18/24-02/16/24 232KWH - Pool Electricity	41.02	0.00	0.00	0.00	41.02
SUMMIT MANAGEMENT SERVICES Inv # 48380 on 2/1/2024 - 1/24 Printing & Copying Reimbursement - Printing & Reproduction	281.08	0.00	0.00	0.00	281.08

# River Farm Conservancy, Inc.

**Total**      **322.10**      **0.00**      **0.00**      **0.00**      **322.10**

Report generated on 3/13/2024 11:18 AM - V3.1  
 (\*\* indicates previous owners)

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## Bank Account Reconciliation for Period 2/29/2024

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Alliance Bank - Checking	40,910.63	-502.21	40,408.42	40,408.42	Balanced
Sandy Spring Bank - Money Market	71,841.24	0.00	71,841.24	71,841.24	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
<b>Alliance Bank -</b>			
<b>Checki</b>			
12/14/2023	Owner Refund	20048	-172.17
1/31/2024	Owner Refund	20051	-25.00
2/22/2024	Owner Refund	20053	-255.04
2/22/2024	STATE CORPORATION COMMISSION	20054	-25.00
2/29/2024	WESTERN ALLIANCE BANK - Strongroom Fees		-25.00

# River Farm Conservancy, Inc.

Total Alliance Bank - Checking

-502.21

## Reconciled Items

Report generated on 3/13/2024 11:18 AM - V3.31

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### Bank Account Reconciliation for Period 2/29/2024

Date	Description	Check No	Amount
Alliance Bank - Checking			
2/1/2024	Lockbox Deposit - Alliance Association Bank		571.12
2/2/2024	Lockbox Deposit - Alliance Association Bank		255.04
2/5/2024	Lockbox Deposit - Alliance Association Bank		1,275.80
2/6/2024	Lockbox Deposit - Alliance Association Bank		246.27
2/8/2024	Lockbox Deposit - Alliance Association Bank		556.31
2/14/2024	Lockbox Deposit - Alliance Association Bank		510.08
2/15/2024	Lockbox Deposit - Alliance Association Bank		130.00

# River Farm Conservancy, Inc.

2/16/2024	Lockbox Deposit - Alliance Association Bank		255.04
2/20/2024	Lockbox Deposit - Alliance Association Bank		255.08
2/21/2024	Acct: RFC31687 Check #132		298.93
2/22/2024	Lockbox Deposit - Alliance Association Bank		510.08
2/23/2024	Lockbox Deposit - Alliance Association Bank		510.08
2/26/2024	Lockbox Deposit - Alliance Association Bank		605.08
2/28/2024	Lockbox Deposit - Alliance Association Bank		510.08
2/29/2024	February Interest		0.89
1/31/2024	Owner Refund	20050	-112.50
1/31/2024	Owner Refund	20052	-27.00
1/31/2024	WESTERN ALLIANCE BANK - Strongroom Fees		-25.00
2/1/2024	Summit Management Services, Inc.	300312	-1,025.13
2/8/2024	WESTERN ALLIANCE BANK - RDI Fees		-10.00
2/9/2024	Acct: RFC42655 Chk #43002883		-255.04
2/15/2024	PREMIER AQUATICS	100391	-8,775.00
2/18/2024	VERIZON	300316	-53.98
2/20/2024	DOMINION ENERGY	300313	-66.56
2/20/2024	Transfer to Sandy Spring Bank - Money Market		-2,084.33
2/22/2024	CHADWICK WASHINGTON MORIARTY	100392	-298.31
2/26/2024	FAIRFAX WATER	300317	-285.70
		<b>Total Alliance Bank - Checking</b>	<b>-6,528.67</b>
	<b>Sandy Spring Bank - Money Market</b>		
2/1/2024	February Interest		232.17
2/20/2024	Transfer from Alliance Bank - Checking		2,084.33

# River Farm Conservancy, Inc.

Total Sandy Spring Bank - Money Market

**2,316.50**



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: January 31, 2024  
This statement: February 29, 2024  
Total days in statement period: 29

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

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XXXXXX2386  
( 3)

Direct inquiries to:  
888-734-4567

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

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**THANK YOU FOR BANKING WITH US!**

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## AAB Community Checking

Account number	XXXXXX2386	Beginning balance	\$47,439.30
Enclosures	3	Total additions	6,489.88
Low balance	\$39,383.43	Total subtractions	13,018.55
Average balance	\$44,722.94	Ending balance	\$40,910.63
		Avg collected balance	\$44,634

## CHECKS

Number	Date	Amount	Number	Date	Amount
20050	02-20	112.50	* Skip in check sequence 20052 *	02-20	
27.00					

## DEBITS

Date	Description	Subtractions
02-01	' ACH Debit RIVER FARMS CONS ACH 240201	1,025.13
02-08	' Return Echeck Pymt CHK#43002883 RTN:R01 PAYEE: CALLAWAY,CHRISTI  LBXID: RFC MEM: RFC42655  LBX DATE:02042024	255.04



# River Farm Conservancy, Inc.

02-08	Direct S/C AAB ONLINE EPAY RT	10.00
02-16	ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100391*2402 15*PREMIER AQUATICS\136532739\86370679\136532739	8,775.00
02-20	ACH Debit VERIZON PAYMENTREC 240220 RIVER FARMS CONSERVANCY INC February 29, 2024	53.98
02-21	ACH Debit DOMINION ENERGY BILLPAY 240221	66.56
02-21	ACH Debit River Farm Conse L341848 240221	2,084.33
02-23	Miscellaneous Debit AVIDXCHANGE FEES	25.00
02-23	ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100392*2402 22*CHADWICK WASHINGTON MORIARTY\137081687\86949600\137	298.31

**Date      Description**

02-28    ' ACH Debit

FCWA PAYMENT 240228

2400047279

**CREDITS**

Date      Description

02-01    ' Lockbox Deposit

02-02    ' Lockbox Deposit

02-05    ' Lockbox Deposit

02-06    ' Lockbox Deposit

02-08    ' Lockbox Deposit

02-14    ' Lockbox Deposit

02-15    ' Lockbox Deposit

02-16    ' Lockbox Deposit

02-20    ' Lockbox Deposit

02-21    ' Remote Deposit

02-22    ' Lockbox Deposit

# River Farm Conservancy, Inc.

02-23 ' Lockbox Deposit

02-26 ' Lockbox Deposit

02-28 ' Lockbox Deposit

02-29 ' Interest Credit

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>
01-31	47,439.30
02-01	46,985.29
02-02	47,240.33
02-05	48,516.13
02-06	48,762.40
02-08	49,053.67

<u>Date</u>	<u>Amount</u>	<u>Additions</u>
02-14	49,563.75	02-15 571.12
49,693.75	02-16 41,173.79	255.04 1,275.80
02-20	41,235.39	02-21 246.27 556.31
39,383.43	02-22 39,893.51	510.08 130.00 255.04
Page 2		255.08
XXXXXX2386		298.93
<b>Subtractions</b>		510.08 510.08 605.08
		510.08 0.89

<u>Date</u>	<u>Amount</u>
02-23	40,080.28
02-26	40,685.36
02-28	40,909.74
02-29	40,910.63

285.70  
RIVER FARMS CONSERVANCY INC

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February 29, 2024

XXXXXX2386

**INTEREST INFORMATION**

Annual percentage yield earned	0.03%
Interest-bearing days	29
Average balance for APY	\$44,634.11
Interest earned	\$0.89

# River Farm Conservancy, Inc.

## OVERDRAFT/RETURN ITEM FEES

	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: February 01, 2024 - February 29, 2024

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02/20/2024 20050 \$ 112.50



02/20/2024 20052 \$ 27.00



# **River Farm Conservancy, Inc.**