

# River Farm Conservancy, Inc.

## Balance Sheet F4/30/2024

### Cash - Operating

01115 -Alliance Bank Checking \$14,787.26

### Total Cash - Operating

**\$14,787.26**

### Reserve Assets

01121 -Sandy Spring Bank MMA \$72,768.29

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

### Total Reserve Assets

**\$95,482.51**

### Accounts Receivable

01300 -Assessments Receivable \$16,400.05

01301 -Allowance for Doubtful Accts (\$5,276.17)

### Total Accounts Receivable

**\$11,123.88**

### Prepaid Expenses

01925 -Prepaid Insurance \$340.58

01950 -Prepaid Taxes \$650.00

### Total Prepaid Expenses

**\$990.58**

**Total Assets \$122,384.23**

### Current Liabilities

02000 -Accounts Payable \$15,978.70

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

02202 -Accrued Expenses \$500.70

02210 -Prepaid Owner Assessments \$5,821.12

02300 -Deferred Revenue \$19,418.76

### Total Current Liabilities

**\$64,433.50**

### Replacement Reserves

03300 -Replacement Reserves \$95,482.51

### Total Replacement Reserves

**\$95,482.51**

### Members' Equity

03800 -Undesignated Equity (\$26,088.30)

03999 -Current Year Net Income (Loss) (\$11,443.48)

### Total Members' Equity

**(\$37,531.78)**

**Total Liabilities / Equity \$122,384.23**

# River Farm Conservancy, Inc.

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	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Annual Budget
<b>Operating Income</b>							
<b>Assessment Income</b>							
04500 - Assessment Income	10,638.99	10,638.99	-	42,555.96	42,555.96	-	127,667.92

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

<b>Total Assessment Income</b>	<b>10,638.99</b>	<b>10,638.99</b>	<b>-</b>	<b>42,555.96</b>	<b>42,555.96</b>	<b>-</b>	<b>127,667.92</b>
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### Other Income

05610 - Certified/Lien/NSF Income	6,952.19	-	-	8,090.38	-	-	-
6,952.19				8,090.38			
05720 - Interest Income - Operating	.46	-	-	2.79	-	-	-
46				2.79			
05721 - Interest Revenue - Reserves	252.04	-	-	984.27	-	-	-
252.04				984.27			
05999 - Uncollectible Assessments	-	(41.67)	-	(65.25)	(166.68)	-	(500.00)
41.67				101.43			
<b>Total Other Income</b>	<b>7,204.69</b>	<b>(41.67)</b>		<b>9,012.19</b>	<b>(166.68)</b>		<b>(500.00)</b>
<b>7,246.36</b>				<b>9,178.87</b>			<b>127,167.92</b>
<b>Total Income</b>	<b>17,843.68</b>	<b>10,597.32</b>		<b>51,568.15</b>	<b>42,389.28</b>		
<b>7,246.36</b>				<b>9,178.87</b>			

### Operating Expense

#### Contract Services

06107 - Trash & Recycling Contract	-	166.67	-	-	666.68	666.68	2,000.00
166.67							
<b>Total Contract Services</b>	<b>-</b>	<b>166.67</b>		<b>-</b>	<b>666.68</b>	<b>666.68</b>	<b>2,000.00</b>
<b>166.67</b>							

#### Clubhouse & Pool Expenses

# River Farm Conservancy, Inc.

06900 - Pool Management Contract	21,690.00	9,750.00	(11,940.00)	39,240.00	29,250.00	(9,990.00)	58,500.00
06906 - General Supplies	-	66.67	66.67	-	266.68	266.68	800.00
06915 - Pool Repairs	2,622.40	333.33	(2,289.07)	2,622.40	1,333.32	(1,289.08)	4,000.00
06920 - Pool Supplies	1,548.75	208.33	(1,340.42)	1,548.75	833.32	(715.43)	2,500.00
06937 - Pool Passes	-	25.00	25.00	-	100.00	100.00	300.00
06938 - Pool Operating Permits	-	62.50	62.50	-	250.00	250.00	750.00
06950 - Pool Telephone	53.98	55.00	1.02	161.94	220.00	58.06	660.00
06955 - Pool Electricity	218.53	233.33	14.80	353.64	933.32	579.68	2,800.00
06956 - Pool Water & Sewer	-	166.67	166.67	110.36	666.68	556.32	2,000.00
06975 - Tennis Court R&M	-	41.67	41.67	-	166.68	166.68	500.00
<b>Total Clubhouse &amp; Pool Expenses</b>	<b>26,133.66</b>	<b>10,942.50</b>	<b>(15,191.16)</b>	<b>44,037.09</b>	<b>34,020.00</b>	<b>(10,017.09)</b>	<b>72,810.00</b>

## General & Administrative Expenses

07000 - Community Management Contract 974.17	974.10			3,896.40			11,690.00
	.07			3,896.68	.28		
07085 - Attachment A Fees (22.20)	101.03	78.83		404.12	315.32		946.00
				(88.80)			
07105 - Audit & Tax Return Prep 191.67	-	191.67		-	766.68		2,300.00
				766.68			
07120 - Postage & Mailings (16.78)	100.11	83.33		663.31	333.32		1,000.00
				(329.99)			
07130 - Billing Statements 83.33	-	83.33		-	333.32		1,000.00
				333.32			
07140 - Printing & Reproduction (208.92)	375.59	166.67		573.85	666.68		2,000.00
				92.83			
07150 - Legal Fees - General Counsel (194.67)	278.00	83.33		995.18	333.32		1,000.00
				(661.86)			
07152 - Legal Fees - Collection 125.00	-	125.00		480.45	500.00		1,500.00
				19.55			
07161 - Permits & Licenses (648.75)	660.00	11.25		685.00	45.00		135.00
				(640.00)			
<b>Total General &amp; Administrative Expenses (691.25)</b>	<b>2,488.83</b>	<b>1,797.58</b>		<b>7,698.31</b>	<b>7,190.32</b>		<b>21,571.00</b>
				<b>(507.99)</b>			

## Insurance & Taxes

# River Farm Conservancy, Inc.

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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>1,954.64</b>	<b>1,925.00</b>		<b>5,775.00</b>
<b>Reserve Contributions</b>							
08600 - Assessment Contribution	2,084.33	2,084.33	-	8,337.32	8,337.32	-	25,011.92
08610 - Interest Contribution	252.04	-	(252.04)	984.27	-	(984.27)	-
<b>Total Reserve Contributions</b>	<b>2,336.37</b>	<b>2,084.33</b>	<b>(252.04)</b>	<b>9,321.59</b>	<b>8,337.32</b>	<b>(984.27)</b>	<b>25,011.92</b>
<b>Reserve Expenditures</b>							
	<b>(13,603.84)</b>	<b>(4,875.01)</b>	<b>(8,728.83)</b>	<b>(11,443.48)</b>	<b>(9,750.04)</b>		-
08700 - Reserve Expense (3,750.00)	3,750.00	-		3,782.00	-	-	-
08799 - Transfer to Reserves 3,750.00	(3,750.00)	-		(3,782.00)	-	-	-
<b>Total Reserve Expenditures</b>	-	-		-	-		-
							<b>127,167.92</b>
<b>Total Expense (15,975.19)</b>	<b>31,447.52</b>	<b>15,472.33</b>		<b>63,011.63</b>	<b>52,139.32</b>	<b>(10,872.31)</b>	
<b>Operating Net Total</b>							
<b>Net Total</b>							

# 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
<b>Operating Income</b>													
<b>Assessment Income</b>													
04500 - Assessment Income	10,639	10,639	10,639	10,639	-	-	-	-	-	-	-	-	42,556
<b>Total Assessment Income</b>	<b>10,639</b>	<b>10,639</b>	<b>10,639</b>	<b>10,639</b>	<b>10,639</b>	-	-	-	-	-	-	-	<b>42,556</b>

### Summary Statement of Revenues and Expenses For 4/30/2024

<b>Other Income</b>													
05610 - Certified/Lien/NSF Income	803	130	205	6,952	-	-	-	-	-	-	-	-	8,090
05720 - Interest Income - Operating	1	1	1	-	-	-	-	-	-	-	-	-	3
05721 - Interest Revenue - Reserves	244	232	256	252	-	-	-	-	-	-	-	-	984
05999 - Uncollectible Assessments	-	-	(65)	-	-	-	-	-	-	-	-	-	-65
<b>Total Other Income</b>	<b>1,047</b>	<b>363</b>	<b>397</b>	<b>7,205</b>	-	-	-	-	-	-	-	-	<b>9,012</b>
													<b>51,568</b>

### Operating Expense

<b>Clubhouse &amp; Pool Expenses</b>													
06900 - Pool Management Contract	8,775	-	8,775	21,690	-	-	-	-	-	-	-	-	39,240
06915 - Pool Repairs	-	-	-	2,622	-	-	-	-	-	-	-	-	2,622
06920 - Pool Supplies	-	-	-	1,549	-	-	-	-	-	-	-	-	1,549
06950 - Pool Telephone	54	54	-	54	-	-	-	-	-	-	-	-	162
06955 - Pool Electricity	34	41	60	219	-	-	-	-	-	-	-	-	354
06956 - Pool Water & Sewer	110	-	-	-	-	-	-	-	-	-	-	-	110
<b>Total Clubhouse &amp; Pool Expenses</b>	<b>8,974</b>	<b>95</b>	<b>8,835</b>	<b>26,134</b>	-	-	-	-	-	-	-	-	<b>44,037</b>

<b>General &amp; Administrative Expenses</b>													
07000 - Community Management Contract	974	974	974	974	-	-	-	-	-	-	-	-	3,896
07085 - Attachment A Fees	76	176	51	101	-	-	-	-	-	-	-	-	404
07120 - Postage & Mailings	-	379	184	100	-	-	-	-	-	-	-	-	663
07140 - Printing & Reproduction	-	120	78	376	-	-	-	-	-	-	-	-	574
07150 - Legal Fees - General Counsel	-	491	226	278	-	-	-	-	-	-	-	-	995
07152 - Legal Fees - Collections	-	480	-	-	-	-	-	-	-	-	-	-	480

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

## Summary Statement of Revenues and Expenses For 4/30/2024

Nov	Jan Dec	Feb Total	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct											
<b>Operating Expense</b>																					
07161 - Permits & Licenses																					
<b>Total General &amp; Administrative Expenses</b>	<b>1,050</b>	<b>2,646</b>	<b>1,514</b>	<b>2,489</b>	-	-	-	-	-	-											
<b>Insurance &amp; Taxes</b>																					
07201 - Property & Liability Insurance	489	489	489	489	-	-	-	-	-	1,955											
-	-	-	-	-	-	-	-	-	-	<b>1,955</b>											
<b>Reserve Contributions</b>																					
08600 - Assessment Contribution	2,084	2,084	2,084	-	-	-	-	-	-	8,337											
08610 - Interest Contribution	244	232	256	-	-	-	-	-	-	984											
<b>Total Reserve Contributions</b>	<b>2,328</b>	<b>2,316</b>	<b>2,340</b>	<b>2,336</b>	-	-	-	-	-	<b>9,322</b>											
<b>Reserve Expenditures</b>																					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="text-align: right;"><b>1,154</b></td> <td style="text-align: right;"><b>\$5,456</b></td> <td style="text-align: right;"><b>2,142</b></td> <td style="text-align: right;"><b>(\$13,604)</b></td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> </table>												<b>1,154</b>	<b>\$5,456</b>	<b>2,142</b>	<b>(\$13,604)</b>	-	-	-	-	-	-
	<b>1,154</b>	<b>\$5,456</b>	<b>2,142</b>	<b>(\$13,604)</b>	-	-	-	-	-	-											
08700 - Reserve Expense	32	-	-	3,750	-	-	-	-	-	3,782											
08799 - Transfer to Reserves	(32)	-	-	(3,750)	-	-	-	-	-	-3,782											
<b>Total Reserve Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>											
										<b>63,012</b>											
<b>Operating Net Total</b>																					
<b>Net Total</b>																					

# River Farm Conservancy, Inc.

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# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current Debit	Credit	E n d i n g Balance
01115 - Alliance Bank Checking		28,275.25	4,176.08	17,664.07	14,787.26
Date	Description		Debit	Credit	Type
04/01/2024	48856 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees		-	51.03	Invoice
04/01/2024	WESTERN ALLIANCE BANK		-	25.00	Invoice
04/01/2024	48856 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee		-	974.10	Invoice
04/04/2024	2023-VATAEXT. - VIRGINIA DEPARTMENT OF TAXATION - 2023 VA TAX EXTENSION PAYMENT		-	150.00	Invoice
04/04/2024	Check		255.04	-	Owner Payment
04/08/2024	Batched Check		307.38	-	Owner Payment
04/10/2024	48965 - SUMMIT MANAGEMENT SERVICES - 3/24 Postage & Mail Reimbursement		-	184.16	Invoice
04/10/2024	48965 - SUMMIT MANAGEMENT SERVICES - 3/24 Printing & Copying Reimbursement		-	77.97	Invoice
04/10/2024	Check		1,462.42	-	Owner Payment
04/11/2024	WESTERN ALLIANCE BANK		-	10.00	Invoice
04/11/2024	Void NSF on Chk #44788080		-	255.04	Void
04/15/2024	031924-7504 - DOMINION ENERGY - A02/17/24-03/15/24 386KWH		-	59.80	Invoice
04/15/2024	Batched Check		255.04	-	Owner Payment
04/16/2024	56-1077608-2023-FED - INTERNAL REVENUE SERVICE - 2023 FEDERAL TAX PAYMENT BALANCE		-	400.00	Invoice
04/17/2024	206327 - PREMIER AQUATICS - 05/24 POOL MANAGEMENT		-	9,990.00	Invoice
04/17/2024	206448 - PREMIER AQUATICS - FAIRFAX APPLICATION/ PERMIT		-	660.00	Invoice

# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

04/17/2024		206185 - PREMIER AQUATICS - REMOVE/REPLACE MOTO BEARING AND PUMP	-	1,000.00	Invoice
04/17/2024		Check	25.00	-	Owner Payment
04/17/2024		311626 - CHADWICK WASHINGTON MORIARTY - 03/24 LEGAL FEES	-	226.24	Invoice
04/18/2024		032724-0138 - VERIZON - 03/28/24-04/27/24 7037802099	-	53.98	Invoice
04/20/2024		Transfer to Sandy Spring Bank - Money Market	-	2,084.33	Transfer
04/24/2024	Batched	Check	236.15	-	Owner Payment
04/29/2024		RFC - Owner Refund - Owner Refund for Acct: RFC32062	172.17	-	Invoice
04/30/2024		Payment Adjustment Belongs to RFC31958	-	1,462.42	Payment Adjustment
04/30/2024	Batched	Check Belongs to RFC31958	1,462.42	-	Owner Payment
04/30/2024		April Interest	.46	-	GL Entry

01121 - Sandy Spring Bank MMA		74,181.92	2,336.37	3,750.00	72,768.29
				0	

Date	Description	Debit	Credit	Type
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	Beginning Balance	Current Debit	Credit	Ending Balance
01121 - Sandy Spring Bank MMA	74,181.92	2,336.37	3,750.00	72,768.29
			0	

Date	Description	Debit	Credit	Type
04/01/2024	April Interest	252.04	-	GL Entry
04/18/2024	115147 - Hercules Fence Company, Inc - Gate & Lock Repairs on Courts	-	3,750.00	Invoice
04/20/2024	Transfer from Alliance Bank - Checking	2,084.33	-	Transfer

01250 - Due to/ from Operating		22,714.22	-	-	22,714.22
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Date	Description	Debit	Credit	Type
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01300 - Assessments Receivable		11,543.52	7,217.23	2,360.70	16,400.05
				0	

Date	Description	Debit	Credit	Type
04/01/2024	Collection Cost Per Atty - add attorney fees and costs	6,869.00	-	Owner Charge
04/04/2024	Collection Cost per atty attorney fees	68.19	-	Owner Charge

# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

04/04/2024		Check	-	255.04	Owner Payment
04/08/2024	Batched	Check	-	307.38	Owner Payment
04/11/2024		Void NSF on Chk #44788080	255.04	-	Void
04/11/2024		NSF Charge - NSF	25.00	-	Owner Charge
04/15/2024	Batched	Check	-	255.04	Owner Payment
04/17/2024		Check	-	25.00	Owner Payment
04/24/2024		Check	-	55.82	Owner Payment
04/30/2024	Batched	Check Belongs to RFC31958	-	1,462.42	Owner Payment

01301 - Allowance for Doubtful Accts -5,276.17 - - -5,276.17

Date	Description	Debit	Credit	Type
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01350 - Cash Exchange 0.00 438.85 438.85 0.00

Date	Description	Debit	Credit	Type
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04/30/2024	Batched	Refund Check Refund Credit Balance	-	438.85	Refund Check
04/30/2024		RFC - Owner Refund - Owner Refund for Acct: RFC31778	225.00	-	Invoice
04/30/2024		RFC - Owner Refund - Owner Refund for Acct: RFC31649	213.85	-	Invoice

01925 - Prepaid Insurance 829.24 - 488.66 340.58

Date	Description	Debit	Credit	Type
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04/24/2024		Prepaid Insurance	-	488.66	GL Entry
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	Beginning Balance	Current Debit	Current Credit	Ending Balance
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01950 - Prepaid Taxes 100.00 550.00 - 650.00

Date	Description	Debit	Credit	Type
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04/04/2024		2023-VATAXEXT. - VIRGINIA DEPARTMENT OF TAXATION - 2023 VA TAX EXTENSION PAYMENT	150.00	-	Invoice
04/16/2024		56-1077608-2023-FED - INTERNAL REVENUE SERVICE - 2023 FEDERAL TAX PAYMENT BALANCE	400.00	-	Invoice

# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

33,269.0

02000 - Accounts Payable -321.93    17,612.28    5    -15,978.70

Date	Description	Debit	Credit	Type
04/01/2024	Batched WESTERN ALLIANCE BANK	25.00	25.00	Invoice
04/01/2024	Batched 48856 - SUMMIT MANAGEMENT SERVICES - Monthly Portal &	51.03	51.03	Invoice
04/01/2024	Batched 48856 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	974.10	974.10	Invoice
04/01/2024	311626 - CHADWICK WASHINGTON MORIARTY - 03/24 LEGAL FEES	-	226.24	Invoice
04/02/2024	206185 - PREMIER AQUATICS - REMOVE/REPLACE MOTO BEARING AND PUMP	-	1,000.00	Invoice
04/04/2024	Batched 2023-VATAEXT. - VIRGINIA DEPARTMENT OF TAXATION - 2023 VA TAX EXTENSION PAYMENT	150.00	150.00	Invoice
04/07/2024	206325 - PREMIER AQUATICS - 05/24 SWIMMING POOL MANAGEMENT	-	11,700.00	Invoice
04/07/2024	206327 - PREMIER AQUATICS - 05/24 POOL MANAGEMENT	-	9,990.00	Invoice
04/08/2024	115147 - Hercules Fence Company, Inc - Gate & Lock Repairs on Courts	-	3,750.00	Invoice
04/09/2024	032724-0138 - VERIZON - 03/28/24-04/27/24 7037802099	-	53.98	Invoice
04/10/2024	48965 - SUMMIT MANAGEMENT SERVICES - 3/24 Printing & Copying Reimbursement	77.97	-	Invoice
04/10/2024	48965 - SUMMIT MANAGEMENT SERVICES - 3/24 Postage & Mail Reimbursement	184.16	-	Invoice
04/11/2024	Batched WESTERN ALLIANCE BANK	10.00	10.00	Invoice
04/11/2024	206448 - PREMIER AQUATICS - FAIRFAX APPLICATION/ PERMIT FEE	-	660.00	Invoice
04/12/2024	206480 - PREMIER AQUATICS - POOL REPAIRS	-	1,622.40	Invoice
04/12/2024	206480 - PREMIER AQUATICS	-	820.00	Invoice
04/15/2024	031924-7504 - DOMINION ENERGY - A02/17/24-03/15/24 386KWH	59.80	-	Invoice
04/16/2024	Batched 56-1077608-2023-FED - INTERNAL REVENUE SERVICE - 2023 FEDERAL TAX PAYMENT BALANCE	400.00	400.00	Invoice
04/17/2024	206327 - PREMIER AQUATICS - 05/24 POOL MANAGEMENT	9,990.00	-	Invoice
04/17/2024	206448 - PREMIER AQUATICS - FAIRFAX APPLICATION/ PERMIT FEE	660.00	-	Invoice



# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

04/30/2024	Payment Adjustment Belongs to RFC31958	1,462.42	-	Payment Adjustment
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02300 - Deferred Revenue	-30,057.75	10,638.99	-	-19,418.76
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Date	Description	Debit	Credit	Type
04/24/2024	Deferred Revenue	10,638.99	-	GL Entry

	Beginning Balance	Current Debit	Credit	E n d i n g Balance
03300 - Replacement Reserves	-96,896.14	3,750.00	2,336.37	-95,482.51

Date	Description	Debit	Credit	Type
04/01/2024	April Interest	-	252.04	GL Entry
04/20/2024	MONTHLY RESERVE CONTRIBUTION	-	2,084.33	GL Entry
04/24/2024	Reserve Transfers 4/24	3,750.00	-	GL Entry

03800 - Undesignated Equity	26,088.30	-	-	26,088.30
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Date	Description	Debit	Credit	Type
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04500 - Assessment Income	-31,916.97	-	10,638.99	-42,555.96
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Date	Description	Debit	Credit	Type
04/24/2024	Deferred Revenue	-	10,638.99	GL Entry

05610	-		6,962.19	
Certified/Lien	/NSF Income	-1,138.19	10.00	-8,090.38

Date	Description	Debit	Credit	Type
04/01/2024	Collection Cost Per Atty - add attorney fees and costs	-	6,869.00	Owner Charge
04/04/2024	Collection Cost per atty attorney fees	-	68.19	Owner Charge
04/11/2024	WESTERN ALLIANCE BANK	10.00	-	Invoice
04/11/2024	NSF Charge - NSF	-	25.00	Owner Charge

05720 - Interest Inco	me - Operating	-2.33	0.46	-2.79
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Date	Description	Debit	Credit	Type
04/30/2024	April Interest	-	.46	GL Entry

05721 - Interest Reve	nue - Reserves	-732.23	252.04	-984.27
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Date	Description	Debit	Credit	Type
04/01/2024	April Interest	-	252.04	GL Entry

# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

05999 -  
Uncollectible  
Assessments

65.25                      -                      -                      65.25

Date	Description	Debit	Credit	Type
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06900 - Pool Management Contract                      17,550.00    21,690.00                      -                      39,240.00

Date	Description	Debit	Credit	Type
04/07/2024	206325 - PREMIER AQUATICS - 05/24 SWIMMING POOL MANAGEMENT	11,700.00	-	Invoice

	Beginning Balance	Current Debit	Credit	Ending Balance
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06900 - Pool Management Contract                      17,550.00    21,690.00                      -                      39,240.00

Date	Description	Debit	Credit	Type
04/07/2024	206327 - PREMIER AQUATICS - 05/24 POOL MANAGEMENT	9,990.00	-	Invoice

06915 - Pool  
Repairs

0.00                      2,622.40                      -                      2,622.40

Date	Description	Debit	Credit	Type
04/02/2024	206185 - PREMIER AQUATICS - REMOVE/REPLACE MOTO BEARING AND PUMP	1,000.00	-	Invoice
04/12/2024	206480 - PREMIER AQUATICS - POOL REPAIRS	1,622.40	-	Invoice

06920 - Pool  
Supplies

0.00                      1,548.75                      -                      1,548.75

Date	Description	Debit	Credit	Type
04/12/2024	206480 - PREMIER AQUATICS	820.00	-	Invoice
04/29/2024	206630 - PREMIER AQUATICS - BULK LIQUID CHLORINE	728.75	-	Invoice

06950 - Pool  
Telephone

107.96                      53.98                      -                      161.94

Date	Description	Debit	Credit	Type
04/09/2024	032724-0138 - VERIZON - 03/28/24-04/27/24 7037802099	53.98	-	Invoice

06955 - Pool  
Electricity

135.11                      218.53                      -                      353.64

Date	Description	Debit	Credit	Type
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# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

04/29/2024	041824-7504 - DOMINION ENERGY - A03/16/24-04/17/24 1797KWH	218.53	-	Invoice
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06956 - Pool Water &	Sewer	110.36	-	110.36
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Date	Description	Debit	Cred it	Type
------	-------------	-------	------------	------

07000 - Community Management Contract		2,922.30	974.10	- 3,896.40
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Date	Description	Debit	Cred it	Type
------	-------------	-------	------------	------

04/01/2024	48856 - SUMMIT MANAGEMENT SERVICES - Monthly Management Fee	974.10	-	Invoice
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07085 - Attachment A Fees		303.09	101.03	- 404.12
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Date	Description	Debit	Cred it	Type
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04/01/2024	WESTERN ALLIANCE BANK	25.00	-	Invoice
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	Beginning Balance	Current Debit	Cred it	E n d i n g Balance
--	-------------------	------------------	------------	------------------------

07085 - Attachment A Fees		303.09	101.03	- 404.12
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Date	Description	Debit	Cred it	Type
------	-------------	-------	------------	------

04/01/2024	48856 - SUMMIT MANAGEMENT SERVICES - Monthly Portal & Storage Fees	51.03	-	Invoice
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04/30/2024	Accrued Expenses 4/24	25.00	-	GL Entry
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07120 - Postage & M	ailings	563.20	100.11	- 663.31
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Date	Description	Debit	Cred it	Type
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04/30/2024	Accrued Expenses 4/24	100.11	-	GL Entry
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07140 - Printing & Re	production	198.26	375.59	- 573.85
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Date	Description	Debit	Cred it	Type
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04/30/2024	Accrued Expenses 4/24	375.59	-	GL Entry
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# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

07150 - Legal Fees -	General Counsel	717.18	504.24	226.24		995.18
Date	Description	Debit	Credit	Type		
04/01/2024	Reverse - Accrued Expenses 3/24	-	226.24	GL Entry		
04/01/2024	311626 - CHADWICK WASHINGTON MORIARTY - 03/24 LEGAL FEES	226.24	-	Invoice		
04/30/2024 MORIARTY - 04/24	313066 - CHADWICK WASHINGTON LEGAL FEE	278.00	-	Invoice		
07152 - Legal Fees - Collection		480.45	-	-	480.45	
Date	Description	Debit	Credit	Type		
07161 - Permits & Licenses		25.00	660.00	-	685.00	
Date	Description	Debit	Credit	Type		
04/11/2024 APPLICATION	206448 - PREMIER AQUATICS - FAIRFAX N/PERMIT FEE	660.00	-	Invoice		
07201 - Property & Liability Insurance		1,465.98	488.66	-	1,954.64	
Date	Description	Debit	Credit	Type		
04/24/2024	Prepaid Insurance	488.66	-	GL Entry		
08600 - Assessment Contribution		6,252.99	2,084.33	-	8,337.32	
Date	Description	Debit	Credit	Type		

# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
08600 - Assessment Contribution		6,252.99	2,084.33	-	8,337.32
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/20/2024	MONTHLY RESERVE CONTRIBUTION		2,084.33	-	GL Entry
08610 - Interest Contribution		732.23	252.04	-	984.27
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/01/2024	April Interest		252.04	-	GL Entry
08700 - Reserve Expense		32.00	7,500.00	3,750.00	3,782.00
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# River Farm Conservancy, Inc.

## GL Trial Balance For 4/1/2024 - 4/30/2024

04/08/2024	- Hercules Fence Company, Inc - Gate & Lock Repairs on Courts	3,750.00	-	Invoice
04/18/2024	Batched - Hercules Fence Company, Inc - Gate & Lock Repairs on Courts	3,750.00	3,750.00	Invoice
08799	- n s f e r		3,750.0	
Tra	to Re serves	-32.00	-	0
				-3,782.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/24/2024	Reserve Transfers 4/24	-	3,750.00	GL Entry
<b>Net Total</b>		<b>0.00</b>	<b>88,031.07</b>	<b>88,031.07</b>
				<b>0.00</b>

# River Farm Conservancy, Inc.

## Cash Disbursement - 4/30/2024

Date	CheckNo	Description	Amount
<b>01115 - Alliance Bank - Checking</b>			
4/1/2024	Misc Check	WESTERN ALLIANCE BANK - Strongroom Fees	25.00
			0
	07085 - Attachment A Fees - WESTERN ALLIANCE BANK		25.00
4/1/2024	Avid 300323	Summit Management Services, Inc. Inv # 48856	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
4/4/2024	Avid 300326	VIRGINIA DEPARTMENT OF TAXATION Inv # 2023-VATAXEXT.	150.00
	01950 - Prepaid Taxes - 2023 VA TAX EXTENSION PAYMENT		150.00
4/10/2024	Avid 100395	Summit Management Services, Inc. Inv # 48965	262.13
	07120 - Postage & Mailings - SUMMIT MANAGEMENT SERVICES - 3/24 Postage & Mail Reimbursement		184.16
	07140 - Printing & Reproduction - SUMMIT MANAGEMENT SERVICES - 3/24 Printing & Copying Reimbursement		77.97
4/11/2024	Misc Check	WESTERN ALLIANCE BANK - RDI Fees	10.00
	05610 - Certified/Lien/NSF Income - WESTERN ALLIANCE BANK		10.00
4/15/2024	Avid 300325	DOMINION ENERGY Inv # 031924-7504	59.80
	06955 - Pool Electricity - A02/17/24-03/15/24 386KWH		59.80
4/16/2024	Avid 300328	INTERNAL REVENUE SERVICE Inv # 56-1077608-2023-FED	400.00
	01950 - Prepaid Taxes - 2023 FEDERAL TAX PAYMENT BALANCE		400.00
4/17/2024	Avid 100396	CHADWICK WASHINGTON MORIARTY Inv # 311626	226.24
	07150 - Legal Fees - General Counsel - 03/24 LEGAL FEES		226.24
4/17/2024	Avid 100397	PREMIER AQUATICS Inv # 206327	9,990.00

# River Farm Conservancy, Inc.

06900 - Pool Management Contract - 05/24 POOL MANAGEMENT 9,990.00

4/17/2024    Avid 100397                    PREMIER AQUATICS Inv # 206185 1,000.00

06915 - Pool Repairs - REMOVE/REPLACE MOTO BEARING AND PUMP 1,000.00

4/17/2024    Avid 100397                    PREMIER AQUATICS Inv # 206448 660.00

07161 - Permits & Licenses - FAIRFAX APPLICATION/PERMIT FEE 660.00

4/18/2024    Avid 300327                    VERIZON Inv # 032724-0138 53.98

06950 - Pool Telephone - 03/28/24-04/27/24 7037802099 53.98

4/20/2024    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

**Total                    15,946.61**

## Cash Disbursement - 4/30/2024

Date	CheckNo	Description	Amount
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### 01121 - Sandy Spring Bank - Money Market

4/18/2024    Check 20014                    Hercules Fence Company, Inc Inv # 115147 3,750.00

08700 - Reserve Expense - Gate & Lock Repairs on Courts 3,750.00

**Total                    3,750.00**

# River Farm Conservancy, Inc.

Report generated on 5/14/2024 12:35 PM - V3.11

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# River Farm Conservancy, Inc.

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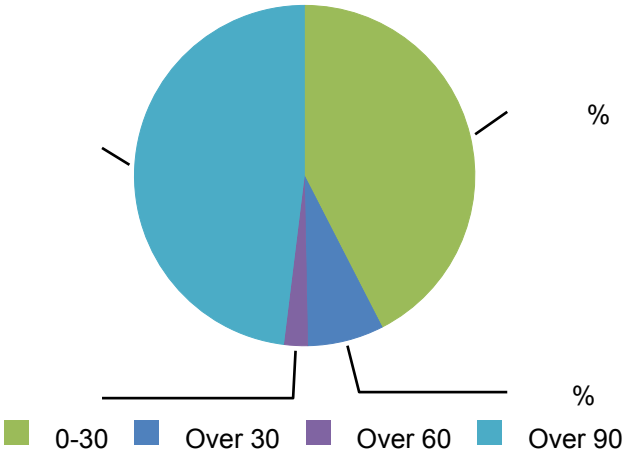
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## SUMMARY

Charge	Balance
Admin (1)	\$75.00
Cash Exchange (1)	\$1,237.42
Collection Cost (5)	\$10,141.40

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## DISTRIBUTION



# River Farm Conservancy, Inc.

CHADWICK WASHINGTON MORIARTY Acct # 54545 River Farms Conservancy, Inc. Inv # 313066 on 4/30/2024 - 04/24 LEGAL FEE - Legal Fees - General Counsel	278.00	0.00	0.00	0.00	278.00
DOMINION ENERGY Acct # 003273917504 Inv # 041824-7504 on 4/29/2024 - A03/16/24-04/17/24 1797KWH - Pool Electricity	218.53	0.00	0.00	0.00	218.53
OWNER REFUND Acct # RFC on 12/7/2023 - Owner Refund for Acct: RFC32062 - Cash Exchange	0.00	0.00	0.00	172.17	172.17
OWNER REFUND Acct # RFC on 4/30/2024 - Owner Refund for Acct: RFC31778 - Cash Exchange	225.00	0.00	0.00	0.00	225.00
OWNER REFUND Acct # RFC on 4/30/2024 - Owner Refund for Acct: RFC31649 - Cash Exchange	213.85	0.00	0.00	0.00	213.85
PREMIER AQUATICS Inv # 206325 on 4/7/2024 - 05/24 SWIMMING POOL MANAGEMENT - Pool Management Contract	11,700.00	0.00	0.00	0.00	11,700.00
PREMIER AQUATICS Inv # 206480 on 4/12/2024 - - Pool Supplies	2,442.40	0.00	0.00	0.00	2,442.40
PREMIER AQUATICS Inv # 206630 on 4/29/2024 - BULK LIQUID CHLORINE - Pool Supplies	728.75	0.00	0.00	0.00	728.75
<b>Total</b>	<b>15,806.53</b>	<b>0.00</b>	<b>0.00</b>	<b>172.17</b>	<b>15,978.70</b>

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 Report generated on 5/14/2024 12:35 PM - V3.21

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Page 1

## Bank Account Reconciliation for Period 4/30/2024

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Alliance Bank - Checking	14,837.26	-50.00	14,787.26	14,787.26	Balanced
Sandy Spring Bank - Money Market	72,768.29	0.00	72,768.29	72,768.29	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
3/20/2024	Owner Refund	20057	-25.00
4/1/2024	WESTERN ALLIANCE BANK - Strongroom Fees		-25.00



# River Farm Conservancy, Inc.

Total Alliance Bank - Checking

-50.00

## Reconciled Items

Report generated on 5/14/2024 12:35 PM - V3.31

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## Bank Account Reconciliation for Period 4/30/2024

Date	Description	Check No	Amount
Alliance Bank - Checking			
4/4/2024	Lockbox Deposit - Alliance Association Bank		255.04
4/8/2024	Lockbox Deposit - Alliance Association Bank		307.38
4/10/2024	Acct: RFC32133 Check #0000995586		1,462.42
4/15/2024	Lockbox Deposit - Alliance Association Bank		255.04
4/17/2024	Lockbox Deposit - Alliance Association Bank		25.00

# River Farm Conservancy, Inc.

4/24/2024	Lockbox Deposit - Alliance Association Bank		236.15
4/30/2024	April Interest		0.46
3/20/2024	Owner Refund	20056	-255.04
3/20/2024	Owner Refund	20058	-982.38
4/1/2024	Summit Management Services, Inc.	300323	-1,025.13
4/4/2024	VIRGINIA DEPARTMENT OF TAXATION	300326	-150.00
4/10/2024	Summit Management Services, Inc.	100395	-262.13
4/11/2024	Acct: RFC42655 Chk #44788080		-255.04
4/11/2024	WESTERN ALLIANCE BANK - RDI Fees		-10.00
4/15/2024	DOMINION ENERGY	300325	-59.80
4/16/2024	INTERNAL REVENUE SERVICE	300328	-400.00
4/17/2024	CHADWICK WASHINGTON MORIARTY	100396	-226.24
4/17/2024	PREMIER AQUATICS	100397	-1,000.00
4/17/2024	PREMIER AQUATICS	100397	-9,990.00
4/17/2024	PREMIER AQUATICS	100397	-660.00
4/18/2024	VERIZON	300327	-53.98
4/20/2024	Transfer to Sandy Spring Bank - Money Market		-2,084.33
<b>Total Alliance Bank - Checking</b>			<b>-14,872.58</b>
Sandy Spring Bank -		Money Market	
4/1/2024	April Interest		252.04
4/20/2024	Transfer from Alliance Bank - Checking		2,084.33
4/18/2024	Hercules Fence Company, Inc	20014	-3,750.00
<b>Total Sandy Spring Bank - Money Market</b>			<b>-1,413.63</b>

# **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: March 31, 2024  
This statement: April 30, 2024  
Total days in statement period:  
30

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

Page 1  
XXXXXX2386  
( 2)

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	\$29,709.84
Enclosures	2	Total additions	2,541.49
Low balance	\$14,600.65	Total subtractions	17,414.07
Average balance	\$22,765.92	Ending balance	\$14,837.26
		Avg collected balance	\$22,706

## CHECKS

Number	Date	Amount	Number	Date	Amount
20056	04-03	255.04	* Skip in check sequence 20058 *	04-03	
982.38					

## DEBITS

Date	Description	Subtractions
04-01	' ACH Debit RIVER FARMS CONS ACH 240401	1,025.13
04-08	' ACH Debit VA DEPT TAXATION TAX PAYMEN 240408 *****7608	150.00
04-11	' Return Echeck Pymt CHK#44788080 RTN:R01 PAYEE: CALLAWAY,CHRISTI  LBXID: RFC MEM: RFC42655  LBX DATE:04082024	255.04
04-11	' Direct S/C AAB ONLINE EPAY RT	10.00

# River Farm Conservancy, Inc.

RIVER FARMS CONSERVANCY INC  
 April 30, 2024

Page 2

XXXXXX238  
 6

Date	Description	Subtractions
04-11	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100395*2404 10*Summit Management Services Inc\141139376\90983880\1	262.13
04-16	' ACH Debit DOMINION ENERGY BILLPAY 240416	59.80
04-17	' ACH Debit IRS USATAXPYMT 240416 270450785468623	400.00
04-18	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100396*2404 17*CHADWICK WASHINGTON MORIARTY\141766432\91613837\141	226.24
04-18	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100397*2404 17*PREMIER AQUATICS\141766418\91613827\141766418	11,650.00
04-19	' ACH Debit VERIZON PAYMENTREC 240419	53.98

04-23 ' ACH Debit 2,084.33

River Farm Conse L360960 240423

**CREDITS**

Date	Description	Additions
04-04	' Lockbox Deposit	255.04
04-08	' Lockbox Deposit	307.38
04-11	' Remote Deposit	1,462.42
04-15	' Lockbox Deposit	255.04
04-17	' Lockbox Deposit	25.00
04-24	' Lockbox Deposit	236.15
04-30	' Interest Credit	0.46

# River Farm Conservancy, Inc.

**DAILY BALANCES**

Date	Amount	Date	Amount	Date
03-31	29,709.84	04-11	28,794.96	04-19
<b>16,684.98</b>				
04-01	28,684.71	04-15	29,050.00	04-23
<b>14,600.65</b>				
04-03	27,447.29	04-16	28,990.20	04-24
<b>14,836.80</b>				
04-04	27,702.33	04-17	28,615.20	04-30
<b>14,837.26</b>				
04-08	27,859.71	04-18	16,738.96	

**INTEREST INFORMATION**

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$22,706.95
Interest earned	\$0.46

RIVER FARMS CONSERVANCY INC

Page 3

April 30, 2024

XXXXXX2386

**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: April 01, 2024 - April 30, 2024  
 Page: 4

# River Farm Conservancy, Inc.

River Farm Conservancy, Inc. 2006  
300 Farnegul Avenue  
Kearneysville, MD 20885

ALWAYS SIGN AND DATE  
FOR YOUR PROTECTION

2006  
3000001

PAY TO THE  
ORDER OF WARY A. OBT

\$ 255.04

Two Hundred Fifty Five Dollars and 4/100

WARY A. OBT  
300 North Farnegul Street  
Annapolis, VA 20687

VENDOR: Robert Auld 8022104

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04/03/2024 20056 \$ 255.04

River Farm Conservancy, Inc. 2006  
300 Farnegul Avenue  
Kearneysville, MD 20885

ALWAYS SIGN AND DATE  
FOR YOUR PROTECTION

2006  
3000001

PAY TO THE  
ORDER OF WARY A. OBT

\$ 982.38

Nine Hundred Eighty Two Dollars and 38/100

WARY A. OBT  
300 North Farnegul Street  
Annapolis, VA 20687

VENDOR: Robert Auld 8022104

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04/03/2024 20058 \$ 982.38





# **River Farm Conservancy, Inc.**

