

River Plantation CIA  
Balance Sheet  
December 31, 2021

Assets:

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Cash

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CIT - Operating - .05%	\$	105,330.12	
CIT - ICS - .10%		146,995.32	
CIT - MMKT - .15%		114,909.48	
CIT - Petty Cash		26.80	
Total Cash	\$		367,261.72

Special Account

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CIT - Reserve - .15%		29,776.29	
CIT - ICS Reserve - .10%		100,144.97	
Total Special Account			129,921.26

Assessment Receivables

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Prior Year's Receivables		3,798.93	
2012 Assessments		60.00	
2013 Assessments		120.00	
2013 Trash Assessments		240.00	
2013 Service Fees		1,261.00	
2014 Assessments		480.00	
2014 Trash Assessments		1,517.00	
2014 Service Fees		2,001.14	
2015 Assessments		600.00	
2015 Trash Assessments		2,799.07	
2015 Service Fees		4,416.00	
2016 Assessments		1,080.00	
2016 Trash Assessments		3,720.00	
2016 Service Fees		7,523.25	
2017 Assessments		810.00	
2017 Trash Assessments		1,800.00	
2017 Service Fees		6,721.00	
2018 Assessments		2,205.00	
2018 Trash Assessments		5,186.01	
2018 Service Fees		17,816.37	
2019 Assessments		2,671.60	
2019 Trash Assessments		8,521.75	

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2019 Service Fees	\$	26,333.50	
2020 Assessments		4,132.50	
2020 Service Fees		38,032.25	
2020 Trash Assessments		13,294.25	
2021 Assessments		19,437.81	
2021 Service Fees		71,230.77	
2021 Trash Assessments		10,172.23	
2021 - 2022 Assessment		5,951.62	
2021 - 2022 Service Fee		17,827.36	
2021 - 2022 Trash Assessment		24,710.55	
Collection Fees		15,892.47	
Legal Fees		204,806.19	
Deed Restriction Fees		10,716.07	
Total Assessment Receivables			\$ 537,885.69
Other Assets			
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Prepaid Insurance		16,836.23	
Fixed Assets, Net of Depreciation		13,880.67	
Total Other Assets			30,716.90
Total Assets			\$ 1,065,785.57

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Liabilities:		
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Accounts Payable	\$	85,622.17
Prepaid Assessments		27,001.82
Refundable Deposits		19,585.00
R2 Designs - 594 Fairway Court		500.00
Construction / Streetlight Fee		2,500.00
Pool Deposits		2,250.00
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Total Liabilities	\$	137,458.99
Special Account		
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Reserve Fund		129,860.95
Reserve Fund Interest		60.31
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Total Special Account	\$	129,921.26
Equity:		
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Members Equity		
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Members Equity		715,229.15
Current Year Surplus (Deficit)		83,176.17
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Total Members Equity		798,405.32
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Total Liabilities and Equity	\$	1,065,785.57
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