

River Valley Ranch Master Association

Balance Sheet

As of December 31, 2023

ASSETS

Current Assets

Checking/Savings

Checking Accounts 89,209

Savings & CD Accounts 3,289,426

Total Checking/Savings 3,378,635

Accounts Receivable

Homeowner Accounts Receivable 35

Total Accounts Receivable 35

Other Current Assets

Interest Receivable 10,773

Prepaid Expenses 39,394

Inventory 3,763

Total Other Current Assets 53,930**Total Current Assets 3,432,600**

Fixed Assets 604,338

TOTAL ASSETS 4,036,938**LIABILITIES & EQUITY****Liabilities**

Current Liabilities

Accounts Payable 101,658

Construction Deposits Payable 740,000

Credit Cards 14,190

Interest Payable 4,182

Prepaid Income - HOA Dues 31,161

Prepaid Income - DRC Fees 49,727

Sales Tax Payable 277

Payroll Liabilities 4,210

Total Current Liabilities 945,405**Total Liabilities 945,405****Equity**

Reserves

RVRMA - Capital Reserve 2,404,855

Old Town - Painting Reserve 49,643

Settlement - Painting Reserve 11,699

Total Reserves 2,466,197

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,301

Net Income 17,073

Total Equity 3,091,534

Rounding (1)

TOTAL LIABILITIES & EQUITY 4,036,938