

**TOWN & RIVER CIVIC ASSOCIATION, INC.**

Fort Myers, FL

FINANCIAL STATEMENTS  
-INCOME TAX BASIS  
and  
ACCOUNTANTS' DISCLAIMER

September 30, 2022

# C. BUDDE CPA, P.L.

CERTIFIED PUBLIC ACCOUNTANT AND CONSULTANTS

MEMBER  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS

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## ACCOUNTANTS' DISCLAIMER

The accompanying financial statements of TOWN & RIVER CIVIC ASSOCIATION, INC. as of and for the period ended September 30, 2022 were not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

C. BUDDE CPA, P.L.  
Fort Myers, Florida  
October 11, 2022

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**Town & River Civic Association, Inc.**

**Balance Sheet**

As of September 30, 2022

Accrual Basis

|                                       | Sep 30, 22        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| <b>Current Assets</b>                 |                   |
| <b>Checking/Savings</b>               |                   |
| First Citizens Bank 2580              | 3,248.62          |
| First Citizens Bank - MMS             | 84,417.55         |
| PayPal Account                        | 6,838.17          |
| <b>Total Checking/Savings</b>         | 94,504.34         |
| <b>Accounts Receivable</b>            |                   |
| Accounts Receivable                   | 120.00            |
| <b>Total Accounts Receivable</b>      | 120.00            |
| <b>Other Current Assets</b>           |                   |
| <b>Prepaid, Lake Expense</b>          |                   |
| Lake Maintenance                      | 2,863.96          |
| Lake Utilities                        | 1,278.14          |
| <b>Total Prepaid, Lake Expense</b>    | 4,142.10          |
| <b>Prepaid Insurance</b>              |                   |
| Prepaid Travelers Ins                 | 1,333.74          |
| Prepaid Auto Owners Ins               | 858.98            |
| Prepaid, Hartford Ins                 | 299.48            |
| <b>Total Prepaid Insurance</b>        | 2,492.20          |
| <b>Prepaid, Other Expense</b>         | 350.00            |
| <b>Total Other Current Assets</b>     | 6,984.30          |
| <b>Total Current Assets</b>           | 101,608.64        |
| <b>TOTAL ASSETS</b>                   | <b>101,608.64</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| <b>Equity</b>                         |                   |
| Prior Year Fund Balance               | 56,180.89         |
| Retained Earnings                     | 28,083.14         |
| Net Income                            | 17,344.61         |
| <b>Total Equity</b>                   | 101,608.64        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>101,608.64</b> |

**Town & River Civic Association, Inc.**  
**Statement of Revenue and Expense - income tax basis**  
**September 2022**

|                             | Sep 22          | Jan - Sep 22     |
|-----------------------------|-----------------|------------------|
| Ordinary Income/Expense     |                 |                  |
| Income                      |                 |                  |
| Income                      |                 |                  |
| Income - Mandatory          | 0.00            | 10,920.00        |
| Income -Voluntary           | 240.00          | 26,040.00        |
| <b>Total Income</b>         | <b>240.00</b>   | <b>36,960.00</b> |
| Estoppel Preparation Income | 250.00          | 1,250.00         |
| Interest Income             | 6.94            | 40.73            |
| Paypal Cash Back Bonus      | 0.00            | 8.13             |
| Misc Income                 | 0.00            | 2,702.07         |
| <b>Total Income</b>         | <b>496.94</b>   | <b>40,960.93</b> |
| Expense                     |                 |                  |
| Accounting fees             | 315.00          | 3,405.00         |
| Bank Fees                   | 35.00           | 315.00           |
| Corp Insurance              | 415.38          | 3,563.22         |
| Email Service               | 243.00          | 729.00           |
| Legal Expense               | 0.00            | 9,902.60         |
| Meeting Rooms               | 100.00          | 225.00           |
| Monument Sign Expense       | 0.00            | 119.48           |
| Newspaper Postage           | 152.59          | 1,322.08         |
| Office Expense              | 0.00            | 74.97            |
| PayPal Fees                 | 9.36            | 268.56           |
| Postage & Delivery          | 0.00            | 683.21           |
| Printing & Reproduction     | 0.00            | 737.72           |
| State Fee                   | 0.00            | 61.25            |
| Secretary Expense           | 0.00            | 637.50           |
| Storage Expense             | 119.79          | 1,078.11         |
| Utilities                   | 0.00            | 243.62           |
| Website Maintenance         | 50.00           | 250.00           |
| <b>Total Expense</b>        | <b>1,440.12</b> | <b>23,616.32</b> |
| <b>Net Ordinary Income</b>  | <b>-943.18</b>  | <b>17,344.61</b> |
| <b>Net Income</b>           | <b>-943.18</b>  | <b>17,344.61</b> |