

**TOWN & RIVER CIVIC ASSOCIATION, INC.**  
Fort Myers, FL

FINANCIAL STATEMENTS  
-INCOME TAX BASIS  
and  
ACCOUNTANTS' DISCLAIMER

December 31, 2023

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C. BUDDE CPA, P.L.

CERTIFIED PUBLIC ACCOUNTANT AND CONSULTANTS

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ACCOUNTANTS' DISCLAIMER

The accompanying financial statements of TOWN & RIVER CIVIC ASSOCIATION, INC. as of and for the period ended December 31, 2023 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  
January 9, 2024

**Town & River Civic Association, Inc.**  
**Assets, Liabilities, and Equity - income tax basis**  
As of December 31, 2023

	Dec 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Citizens Bank 2580	11,608.46
First Citizens Bank - MMS	76,556.26
PayPal Account	2,878.10
<b>Total Checking/Savings</b>	<b>91,042.82</b>
Accounts Receivable	
Accounts Receivable	120.00
<b>Total Accounts Receivable</b>	<b>120.00</b>
Other Current Assets	
Prepaid, Lake Expense	6,472.92
Prepaid Insurance	1,579.00
Prepaid, Other Expense	100.00
<b>Total Other Current Assets</b>	<b>8,151.92</b>
<b>Total Current Assets</b>	<b>99,314.74</b>
<b>TOTAL ASSETS</b>	<b>99,314.74</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Annual Dues, Advanced	360.00
<b>Total Other Current Liabilities</b>	<b>360.00</b>
<b>Total Current Liabilities</b>	<b>360.00</b>
<b>Total Liabilities</b>	<b>360.00</b>
Equity	
Prior Year Fund Balance	97,337.99
Net Income	1,616.75
<b>Total Equity</b>	<b>98,954.74</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>99,314.74</b>

**Town & River Civic Association, Inc.**  
**Statement of Revenue and Expense - income tax basis**  
**December 2023**

	<u>Dec 23</u>	<u>Jan - Dec 23</u>
Ordinary Income/Expense		
Income		
Income		
Income - Mandatory	0.00	10,680.00
Income -Voluntary	120.00	22,440.00
<b>Total Income</b>	<b>120.00</b>	<b>33,120.00</b>
Estoppel Preparation Income	750.00	5,000.00
Interest Income	9.75	131.97
Misc Income	9.03	17.19
<b>Total Income</b>	<b>888.78</b>	<b>38,269.16</b>
Expense		
Accounting fees	315.00	4,540.00
Bank Fees	35.00	420.00
Corp Insurance	526.40	5,983.68
Email Service	0.00	991.50
General Repairs & Maintenance		
Cannel Dredging	0.00	15,000.00
<b>Total General Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>15,000.00</b>
Legal Expense	0.00	1,344.00
Meeting Rooms	0.00	275.00
Newspaper Postage	0.00	1,880.77
Office Expense	0.00	17.94
PayPal Fees	4.68	296.64
Postage & Delivery	0.00	541.20
Mailing	0.00	749.23
Printing & Reproduction	0.00	841.07
Secretary Expense	0.00	1,633.90
Storage Expense	119.79	1,437.48
Website Maintenance	50.00	700.00
<b>Total Expense</b>	<b>1,050.87</b>	<b>36,652.41</b>
<b>Net Ordinary Income</b>	<b>-162.09</b>	<b>1,616.75</b>
<b>Net Income</b>	<b>-162.09</b>	<b>1,616.75</b>