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Raintree Plantation Property Owner's Association Inc.

Balance Sheet

As of December 31, 2022

03/28/23

Accrual Basis

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Midwest Bank (86)	
1021 · Special Assessment - Security	29,650.66
1010.1 · Primary Checking	147,841.41
1010.4 · Asset Improvement	6,983.53
1010.8 · Lake Dredging Fund	2,507.17
1018 · Censure Assessments	<u>775.00</u>
Total 1010 · Midwest Bank (86)	187,757.77
1050 · Midwest Excess Checking 786	
1050.1 · Capital Improvement	105,709.29
1050 · Midwest Excess Checking 786 - Other	<u>259,698.85</u>
Total 1050 · Midwest Excess Checking 786	365,408.14
1010.9 · IC Fund CD (655)	247,273.58
1080 · Petty Cash	<u>542.30</u>
Total Checking/Savings	800,981.79
Accounts Receivable	
1100 · Assessments	266,668.44
1130 · Legal Fees	326.83
1140 · Miscellaneous	<u>11,631.97</u>
Total Accounts Receivable	278,627.24
Other Current Assets	
1101 · Year End Prep	7,667.69
1200 · Allowance (Uncollectable Accts)	-89,545.95
1260 · Pre-paid Expenses	5,915.27
1280 · Pre-paid Insurance	10,943.29
1499 · Undeposited Funds	<u>2,952.08</u>
Total Other Current Assets	-62,067.62
Total Current Assets	1,017,541.41
Fixed Assets	
1500 · Buildings	
1502 · Buildings	351,767.40
1504 · Accum Depreciation Buildings	<u>-348,512.32</u>
Total 1500 · Buildings	3,255.08
1520 · Equipment	
1522 · Equipment	283,314.15
1524 · Accum Depreciation Equipment	<u>-140,069.26</u>
Total 1520 · Equipment	143,244.89
1530 · Furniture & Fixtures	
1532 · Furniture & Fixtures	47,743.50
1534 · Accum Depreciation F & F	<u>-36,335.15</u>
Total 1530 · Furniture & Fixtures	11,408.35
1540 · Land Purchases	146,239.79
1550 · Land Improvement	
1552 · Land Improvements	241,560.81
1554 · Accum Depreciation Land Improve	<u>-191,951.27</u>
Total 1550 · Land Improvement	49,609.54

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1560 · Roads & Signs	
1562 · Roads & Signs	447,307.74
1564 · Accum Depreciation Roads&Signs	-447,307.74
	<u>0.00</u>
Total 1560 · Roads & Signs	0.00
1580 · Vehicles	
1348 · Vehicles	131,683.79
1349 · Vehicle Depreciation	-82,103.88
	<u>49,579.91</u>
Total 1580 · Vehicles	49,579.91
Total Fixed Assets	<u>403,337.56</u>
TOTAL ASSETS	<u>1,420,878.97</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,145.18
2020 · Construction Bonds Payable	3,500.00
	<u>6,645.18</u>
Total Accounts Payable	6,645.18
Other Current Liabilities	
2050 · Deferred Special Assessments	64,856.03
2002 · Prepaid Assessments	7,667.69
2100 · Payroll Liabilities	
2126 · State Withholding Payable	590.00
2128 · FUTA Payable	410.32
2130 · SUI Payable	71.76
	<u>1,072.08</u>
Total 2100 · Payroll Liabilities	1,072.08
2200 · Accrued Salaries	6,258.72
2300 · Refunds Due	
2302 · Campground Keys	25.00
2304 · Construction Bonds	35,125.00
2306 · Construction Road Cuts	25,000.00
2310 · Pavilion Deposits	100.00
	<u>60,250.00</u>
Total 2300 · Refunds Due	60,250.00
Total Other Current Liabilities	<u>140,104.52</u>
Total Current Liabilities	<u>146,749.70</u>
Total Liabilities	146,749.70
Equity	
3010 · Fund Balance	982,064.93
3900 · Retained Earnings	283,059.47
Net Income	9,004.87
	<u>1,274,129.27</u>
Total Equity	1,274,129.27
TOTAL LIABILITIES & EQUITY	<u>1,420,878.97</u>