



*RIVER BEND CONDOMINIUM ASSOCIATION OF  
BREVARD, INC.*

*3360 S Atlantic Ave*

*Cocoa Beach FL 32931*

*Fax: 321-784-6002*

[www.riverbendcondos.net](http://www.riverbendcondos.net)

## **YEAR END FINANCIAL REPORT**

FOR 2022

Membership Waived YE Financial Reporting requirement for 2022 to  
Cash Receipts & Expenditures

### CONTENTS:

1. Balance Sheet as of 1-1-2022
2. Balance Sheet as of 12-31-2022
3. Operating Account Annual Budget Comparative (Receipts & Disbursements) 2022
4. Mariana Account Receipts & Disbursements 2022
5. Reserve Account Receipts & Disbursements 2022
6. Choice Savings Account Receipts & Disbursements 2022

## Balance Sheet

Properties: River Bend Condominium Association of Brevard, Inc - 3360 S Atlantic Ave OFFICE Cocoa Beach, FL 32931

As of: 12/31/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	94,505.53
Reserve Cash	77,978.71
Reserve Choice Savings	125,427.50
Marina Operating	1,587.01
<b>Total Cash</b>	<b>299,498.75</b>
<b>OTHER PROPERTY ASSETS</b>	
Prepaid Expenses	-14,179.48
Prepaid Insurance	41,788.79
<b>Total OTHER PROPERTY ASSETS</b>	<b>27,609.31</b>
<b>TOTAL ASSETS</b>	<b>327,108.06</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>RESERVE (POOLED)</b>	
Reserve	-25,424.19
Reserve Interest	974.56
<b>Total RESERVE (POOLED)</b>	<b>-24,449.63</b>
Prepaid Rent	27,517.00
Accounts Payable	15,282.38
<b>Total Liabilities</b>	<b>18,349.75</b>
<b>Capital</b>	
Appfolio Opening Balance Equity	304,243.33
Calculated Retained Earnings	2,203.93
Calculated Prior Years Retained Earnings	2,311.05
<b>Total Capital</b>	<b>308,758.31</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>327,108.06</b>

## Balance Sheet

Properties: River Bend Condominium Association of Brevard, Inc - 3360 S Atlantic Ave OFFICE Cocoa Beach, FL 32931

As of: 01/01/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	56,211.48
Reserve Cash	25,393.48
Reserve Choice Savings	124,907.09
Marina Operating	2,236.23
<b>Total Cash</b>	<b>208,748.28</b>
Accounts Receivable	5,435.00
<b>OTHER PROPERTY ASSETS</b>	
Prepaid Expenses	-14,664.04
Prepaid Insurance	70,521.23
<b>Total OTHER PROPERTY ASSETS</b>	<b>55,857.19</b>
<b>TOTAL ASSETS</b>	<b>270,040.47</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>RESERVE (POOLED)</b>	
Reserve	-17,211.23
<b>Total RESERVE (POOLED)</b>	<b>-17,211.23</b>
Prepaid Rent	13,813.20
Accounts Payable	4,802.15
<b>Total Liabilities</b>	<b>1,404.12</b>
<b>Capital</b>	
Appfolio Opening Balance Equity	244,451.29
Calculated Retained Earnings	21,874.01
Calculated Prior Years Retained Earnings	2,311.05
<b>Total Capital</b>	<b>268,636.35</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>270,040.47</b>

## Annual Budget - Comparative

Properties: River Bend Condominium Association of Brevard, Inc - 3360 S Atlantic Ave OFFICE Cocoa Beach, FL 32931

As of: Dec 2022

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Account Number
<b>Income</b>					
Association Income	358,800.00	358,573.00	227.00	358,573.00	4110
<b>Total Operating Income</b>	<b>358,800.00</b>	<b>358,573.00</b>	<b>227.00</b>	<b>358,573.00</b>	
<b>Expense</b>					
<b>CLEANING &amp; REPAIR</b>					<b>6070</b>
Cleaning/Janitorial Service Contract	13,995.00	13,860.00	-135.00	13,860.00	6072
<b>Total CLEANING &amp; REPAIR</b>	<b>13,995.00</b>	<b>13,860.00</b>	<b>-135.00</b>	<b>13,860.00</b>	
<b>GROUND MAINTENANCE</b>					<b>6080</b>
Landscaping, Other	1,774.21	11,000.00	9,225.79	11,000.00	6078
Irrigation Service Contract	4,657.25	2,000.00	-2,657.25	2,000.00	6079
Lawn Mowing Service Contract	10,260.00	9,840.00	-420.00	9,840.00	6084
Lawn Fertilizer & Insect Contract	500.00	0.00	-500.00	0.00	6088
Landscaping Tree Trimming Contract	4,000.00	0.00	-4,000.00	0.00	6251
Landscaping Gardening Contract	4,980.00	0.00	-4,980.00	0.00	6252
<b>Total GROUND MAINTENANCE</b>	<b>26,171.46</b>	<b>22,840.00</b>	<b>-3,331.46</b>	<b>22,840.00</b>	
<b>INSURANCE</b>					<b>6090</b>
Insurance	89,886.41	88,749.00	-1,137.41	88,749.00	6095
<b>Total INSURANCE</b>	<b>89,886.41</b>	<b>88,749.00</b>	<b>-1,137.41</b>	<b>88,749.00</b>	
<b>PROFESSIONAL SERVICES</b>					<b>6100</b>
Accounting	132.52	1,500.00	1,367.48	1,500.00	6102
Attorney/Legal	2,186.00	3,000.00	814.00	3,000.00	6103
Fire System Monitoring	5,337.46	5,200.00	-137.46	5,200.00	6106
<b>Total PROFESSIONAL SERVICES</b>	<b>7,655.98</b>	<b>9,700.00</b>	<b>2,044.02</b>	<b>9,700.00</b>	
<b>ADMINISTRATION &amp; MANAGEMENT</b>					<b>6110</b>
Property Management Service Contract	9,600.00	9,600.00	0.00	9,600.00	6111
Management Administrative Supplies	254.88	500.00	245.12	500.00	6114
Office Supplies	97.05	500.00	402.95	500.00	6116
Website	567.00	600.00	33.00	600.00	6118
<b>Total ADMINISTRATION &amp; MANAGEMENT</b>	<b>10,518.93</b>	<b>11,200.00</b>	<b>681.07</b>	<b>11,200.00</b>	
<b>BUILDING MAINTENANCE &amp; REPAIRS</b>					<b>6140</b>
Elevator Service Contract	4,344.00	4,344.00	0.00	4,344.00	6073
Exterminating / Pest Control Contract	3,192.00	3,192.00	0.00	3,192.00	6074

## Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Account Number
Asset Preservation	13,618.02	21,000.00	7,381.98	21,000.00	6141
Door Replacement	0.00	20,000.00	20,000.00	20,000.00	6143
Roof Maintenance/Repair	7,950.00	4,000.00	-3,950.00	4,000.00	6155
<b>Total BUILDING MAINTENANCE &amp; REPAIRS</b>	<b>29,104.02</b>	<b>52,536.00</b>	<b>23,431.98</b>	<b>52,536.00</b>	
<b>TAXES / FEES / PERMITS</b>					<b>6160</b>
Corporate Filing Fees	61.25	61.00	-0.25	61.00	6161
Fees to Division	208.00	208.00	0.00	208.00	6162
Fees/Permits/Inspections	505.00	700.00	195.00	700.00	6163
<b>Total TAXES / FEES / PERMITS</b>	<b>774.25</b>	<b>969.00</b>	<b>194.75</b>	<b>969.00</b>	
<b>UTILITIES</b>					<b>6170</b>
Diesel	504.34	600.00	95.66	600.00	6171
Electricity	12,162.26	11,000.00	-1,162.26	11,000.00	6172
Water	25,561.67	24,592.00	-969.67	24,592.00	6175
Sewer	18,104.99	19,548.00	1,443.01	19,548.00	6176
Trash & Recycling	1,145.59	1,030.00	-115.59	1,030.00	6177
Telephone	2,019.36	2,000.00	-19.36	2,000.00	6178
<b>Total UTILITIES</b>	<b>59,498.21</b>	<b>58,770.00</b>	<b>-728.21</b>	<b>58,770.00</b>	
<b>Emergent Repairs / Building Maintenance</b>					<b>6200</b>
Emergent Repairs, Other	13,624.48	30,000.00	16,375.52	30,000.00	6144
Building Maintenance & Repairs	15,782.06	0.00	-15,782.06	0.00	6201
Building Materials & Supplies	9,908.57	0.00	-9,908.57	0.00	6202
Gate / Locks Repair & Maintenance	1,616.49	0.00	-1,616.49	0.00	6203
Fitness Equipment Maintenance & Repairs	1,027.23	0.00	-1,027.23	0.00	6204
Hurricane Expense	12,396.74	0.00	-12,396.74	0.00	6205
Pool/Spa Emergent Repairs	1,612.50	0.00	-1,612.50	0.00	6206
<b>Total Emergent Repairs / Building Maintenance</b>	<b>55,968.07</b>	<b>30,000.00</b>	<b>-25,968.07</b>	<b>30,000.00</b>	
<b>POOL &amp; SPA</b>					<b>6300</b>
Pool/Spa Service Contract	4,659.00	5,658.00	999.00	5,658.00	6303
<b>Total POOL &amp; SPA</b>	<b>4,659.00</b>	<b>5,658.00</b>	<b>999.00</b>	<b>5,658.00</b>	
<b>CONTINGENCY</b>					<b>6350</b>
Contingency	0.00	4,500.00	4,500.00	4,500.00	6351
<b>Total CONTINGENCY</b>	<b>0.00</b>	<b>4,500.00</b>	<b>4,500.00</b>	<b>4,500.00</b>	
<b>MARINA EXPENSE</b>					<b>6360</b>
Slip User Expense	651.72	800.00	148.28	800.00	6361
<b>Total MARINA EXPENSE</b>	<b>651.72</b>	<b>800.00</b>	<b>148.28</b>	<b>800.00</b>	
<b>RESERVE</b>					<b>6400</b>
Reserve Contribution	59,792.04	59,792.00	-0.04	59,792.00	6401
<b>Total RESERVE</b>	<b>59,792.04</b>	<b>59,792.00</b>	<b>-0.04</b>	<b>59,792.00</b>	
<b>Total Operating Expense</b>	<b>358,675.09</b>	<b>359,374.00</b>	<b>698.91</b>	<b>359,374.00</b>	
Total Operating Income	358,800.00	358,573.00	227.00	358,573.00	



## Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Account Number
Total Operating Expense	358,675.09	359,374.00	698.91	359,374.00	
<b>NOI - Net Operating Income</b>	<b>124.91</b>	<b>-801.00</b>	<b>925.91</b>	<b>-801.00</b>	
<b>Other Income</b>					
Estoppel Fee Income	1,000.00	0.00	1,000.00	0.00	4501
Other Income	947.90	0.00	947.90	0.00	4503
Operating Acct Interest Earned	128.62	0.00	128.62	0.00	4505
Marina Acct Interest Earned	2.50	0.00	2.50	0.00	4510
Slip Users Common Surplus Contributions	0.00	800.00	-800.00	800.00	4520
<b>Total Other Income</b>	<b>2,079.02</b>	<b>800.00</b>	<b>1,279.02</b>	<b>800.00</b>	
<b>Net Other Income</b>	<b>2,079.02</b>	<b>800.00</b>	<b>1,279.02</b>	<b>800.00</b>	
Total Income	360,879.02	359,373.00	1,506.02	359,373.00	
Total Expense	358,675.09	359,374.00	698.91	359,374.00	
<b>Net Income</b>	<b>2,203.93</b>	<b>-1.00</b>	<b>2,204.93</b>	<b>-1.00</b>	

## General Ledger

Properties: River Bend Condominium Association of Brevard, Inc - 3360 S Atlantic Ave OFFICE Cocoa Beach, FL 32931

GL Accounts: 1160: Reserve Cash

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 01/01/2022 to 12/31/2022

Accounting Basis: Accrual

Show Reversed Transactions: No

Date	Debit	Credit	Balance	Description
<b>1160 - Reserve Cash</b>				
Starting Balance			25,393.48	
01/04/2022	4,982.67		30,376.15	2022 monthly reserve transfer
01/31/2022	2.79		30,378.94	Interest Earned
02/04/2022	4,982.67		35,361.61	Monthly Reserve Transfer 2022
02/28/2022	2.94		35,364.55	Interest Earned
03/04/2022	4,982.67		40,347.22	Monthly Reserve Transfer 2022
03/08/2022		2,487.00	37,860.22	Jockey Pump Southern Fire Protection Approved by BOD
03/31/2022	3.55		37,863.77	Interest Earned
04/04/2022	4,982.67		42,846.44	Monthly Reserve Transfer 2022
04/30/2022	3.83		42,850.27	Interest Earned
05/04/2022	4,982.67		47,832.94	Monthly Reserve Transfer 2022
05/23/2022		682.96	47,149.98	Pool Equip/reserves Inv 0000413271 AquaCal
05/31/2022	6.49		47,156.47	Interest Earned
06/03/2022		2,500.00	44,656.47	Roof Consulting Fee
06/06/2022	4,982.67		49,639.14	Monthly Reserve Transfer 2022
06/30/2022	9.56		49,648.70	Interest Earned
07/01/2022	4,982.67		54,631.37	Monthly Reserve Transfer 2022
07/31/2022	20.13		54,651.50	Interest Earned
08/01/2022	4,982.67		59,634.17	Monthly Reserve Transfer 2022
08/31/2022		1,991.00	57,643.17	Jockey Pump Southern Fire Protection Approved by BOD
08/31/2022	37.96		57,681.13	Interest Earned
09/01/2022	4,982.67		62,663.80	Monthly Reserve Transfer 2022
09/30/2022	42.85		62,706.65	Interest Earned
10/03/2022	4,982.67		67,689.32	Monthly Reserve Transfer 2022
10/31/2022	77.48		67,766.80	Interest Earned
11/01/2022	4,982.67		72,749.47	Monthly Reserve Transfer 2022
11/30/2022	115.55		72,865.02	Interest Earned
12/01/2022	4,982.67		77,847.69	Monthly Reserve Transfer 2022
12/31/2022	131.02		77,978.71	Interest Earned
Net Change			52,585.23	
	60,246.19	7,660.96	77,978.71	
<b>Total</b>	<b>60,246.19</b>	<b>7,660.96</b>	<b>77,978.71</b>	

## General Ledger

Properties: River Bend Condominium Association of Brevard, Inc - 3360 S Atlantic Ave OFFICE Cocoa Beach, FL 32931

GL Accounts: 1161: Reserve Choice Savings

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 01/01/2022 to 12/31/2022

Accounting Basis: Accrual

Show Reversed Transactions: No

Date	Debit	Credit	Balance	Description
<b>1161 - Reserve Choice Savings</b>				
Starting Balance			124,907.09	
01/03/2022	58.36		124,965.45	Interest Earned
02/28/2022	58.39		125,023.84	Interest Earned
03/31/2022	52.76		125,076.60	Interest Earned
04/30/2022	56.55		125,133.15	Interest Earned
05/02/2022	37.21		125,170.36	Interest Earned
06/30/2022	37.21		125,207.57	Interest Earned
07/31/2022	36.03		125,243.60	Interest Earned
08/31/2022	37.24		125,280.84	Interest Earned
09/30/2022	37.25		125,318.09	Interest Earned
10/31/2022	36.06		125,354.15	Interest Earned
11/02/2022	37.27		125,391.42	Interest Earned
12/31/2022	36.08		125,427.50	Interest Earned
Net Change			520.41	
	<b>520.41</b>	<b>0.00</b>	<b>125,427.50</b>	
<b>Total</b>	<b>520.41</b>	<b>0.00</b>	<b>125,427.50</b>	



## General Ledger

Properties: River Bend Condominium Association of Brevard, Inc - 3360 S Atlantic Ave OFFICE Cocoa Beach, FL 32931

GL Accounts: 1170: Marina Operating

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 01/01/2022 to 12/31/2022

Accounting Basis: Accrual

Show Reversed Transactions: No

Date	Debit	Credit	Balance	Description
<b>1170 - Marina Operating</b>				
Starting Balance			2,236.23	
01/31/2022	0.09		2,236.32	Interest Earned
02/28/2022	0.09		2,236.41	Interest Earned
03/31/2022	0.09		2,236.50	Interest Earned
04/30/2022	0.09		2,236.59	Interest Earned
05/31/2022	0.09		2,236.68	Interest Earned
06/30/2022	0.12		2,236.80	Interest Earned
07/31/2022	0.20		2,237.00	Interest Earned
08/31/2022	0.28		2,237.28	Interest Earned
09/30/2022	0.31		2,237.59	Interest Earned
10/31/2022	0.47		2,238.06	Interest Earned
11/01/2022		651.72	1,586.34	2022 Slip Users Tax Fees
11/30/2022	0.33		1,586.67	Interest Earned
12/31/2022	0.34		1,587.01	Interest Earned
Net Change			-649.22	
	2.50	651.72	1,587.01	
<b>Total</b>	2.50	651.72	1,587.01	