

Riverhaven Village POA

Balance Sheet  
As of 04/30/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
Current Assets					
1009	Regions Chking x5843	44,252.19			44,252.19
1014	Storage Lot Ckg Reserve		13,751.20		13,751.20
1015	Storage Lot Checking	19,403.26			19,403.26
1018	Regions MM x7371	30,993.35			30,993.35
1019	Regions MM Res x7371		8,564.49		8,564.49
1021	Directory Reserve	607.66			607.66
	<b>Total Current Assets</b>	<b>95,256.46</b>	<b>22,315.69</b>	<b>.00</b>	<b>117,572.15</b>
Other Current Assets					
1100	Annual Dues A/R	3,069.89			3,069.89
1105	Mowing Vacant Lots A/R	685.00			685.00
1110	Storage Lot A/R	305.28			305.28
1150	Allowance for bad debt	(1,919.51)			(1,919.51)
	<b>Total Other Current Assets</b>	<b>2,140.66</b>	<b>.00</b>	<b>.00</b>	<b>2,140.66</b>
Fixed Assets					
1300	Land - Village Green Tract 1	110,737.50			110,737.50
1305	Land - Front Entrance	500.00			500.00
	<b>Total Fixed Assets</b>	<b>111,237.50</b>	<b>.00</b>	<b>.00</b>	<b>111,237.50</b>
Other Assets					
1205	Prepaid Insurance	2,652.24			2,652.24
1210	Utility Deposit	45.00			45.00
	<b>Total Other Assets</b>	<b>2,697.24</b>	<b>.00</b>	<b>.00</b>	<b>2,697.24</b>
	<b>TOTAL ASSETS</b>	<b>211,331.86</b>	<b>22,315.69</b>	<b>.00</b>	<b>233,647.55</b>

Riverhaven Village POA

Balance Sheet  
As of 04/30/17

Account	Description	Operating	Reserves	Other	Totals
<b>LIABILITIES &amp; EQUITY</b>					
<b>Current Liabilities</b>					
1405	Deferred Revenue Assessments	35,200.00			35,200.00
1420	Deferred Revenue Storage Lot	12,504.01			12,504.01
1435	Deferred Revenue Mowing Fees	15,800.00			15,800.00
1441	Prepaid Assessments	1,076.93			1,076.93
2100	Sales Tax Payable	70.46			70.46
	<b>Total Current Liabilities</b>	<b>64,651.40</b>	<b>.00</b>	<b>.00</b>	<b>64,651.40</b>
<b>Long-Term Liabilities</b>					
5070	Reserve for Storage Lot		13,751.20		13,751.20
5075	Reserve For Property Imp		8,564.49		8,564.49
	<b>Total Long-Term Liabilities</b>	<b>.00</b>	<b>22,315.69</b>	<b>.00</b>	<b>22,315.69</b>
<b>Fund Balances</b>					
5520	Fund Balance	145,736.28			145,736.28
	Current Year Net Income/(Loss)	944.18	.00	.00	944.18
	<b>Total Fund Balance</b>	<b>146,680.46</b>	<b>.00</b>	<b>.00</b>	<b>146,680.46</b>
	<b>TOTAL LIAB. &amp; FUND BALANCE</b>	<b>211,331.86</b>	<b>22,315.69</b>	<b>.00</b>	<b>233,647.55</b>
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# Riverhaven Village POA

## Income/Expense Statement Period: 04/01/17 to 04/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>								
06010	Assessment Fees	4,400.00	4,400.00	.00	17,600.00	17,600.00	.00	52,800.00
06300	Interest Income - General	.72	.75	(.03)	2.93	3.00	(.07)	9.00
06310	Interest Income - Reserves	.19	.25	(.06)	.94	1.00	(.06)	3.00
06500	Violation Charges	.00	8.33	(8.33)	57.84	33.32	24.52	100.00
06800	Late Fees	.00	20.83	(20.83)	278.42	83.32	195.10	250.00
06802	NSF Income	.00	.42	(.42)	.00	1.68	(1.68)	5.00
06870	Storage Fee Income	100.00	.00	100.00	400.00	.00	400.00	.00
06890	Misc Income	219.42	295.83	(76.41)	219.42	1,183.32	(963.90)	3,550.00
06600	Vacant Lot Mowing	1,755.58	1,566.67	188.91	1,755.58	6,266.68	(4,511.10)	18,800.00
	<b>TOTAL REVENUE</b>	<b>6,475.91</b>	<b>6,293.08</b>	<b>182.83</b>	<b>20,315.13</b>	<b>25,172.32</b>	<b>(4,857.19)</b>	<b>75,517.00</b>
<b>OPERATING EXPENSES</b>								
07020	Accting/Property Mgmt Fees	1,837.50	1,838.50	1.00	7,350.00	7,354.00	4.00	22,062.00
07025	Accounting	.00	.00	.00	250.00	250.00	.00	250.00
07030	Postage	49.21	125.00	75.79	120.13	500.00	379.87	1,500.00
07050	Annual Meeting Expense	.00	.00	.00	827.68	700.00	(127.68)	700.00
07060	Contributions	.00	25.00	25.00	242.35	100.00	(142.35)	300.00
07074	Printing	.00	125.00	125.00	1,032.36	500.00	(532.36)	1,500.00
07075	Taxes & Licenses	.00	8.33	8.33	.00	33.32	33.32	100.00
07078	Office & Copies Supplies	127.53	125.00	(2.53)	1,991.87	500.00	(1,491.87)	1,500.00
07080	Insurance	372.95	245.83	(127.12)	1,373.69	983.32	(390.37)	2,950.00
07085	News Letter Printing	.00	2.08	2.08	.00	8.32	8.32	25.00
07086	New Letter Postage	.00	1.25	1.25	.00	5.00	5.00	15.00
07092	Bank Charges	.00	.83	.83	.00	3.32	3.32	10.00
07099	Bad Debt Expense	(501.97)	66.67	568.64	200.65	266.68	66.03	800.00
07100	Legal	387.70	500.00	112.30	2,512.70	2,000.00	(512.70)	6,000.00
07070	Front Entrance Maintenance	699.01	450.00	(249.01)	1,630.76	1,800.00	169.24	5,400.00
07071	Front Entrance Water	27.30	79.17	51.87	98.60	316.68	218.08	950.00
07072	Front Entrance Electric	90.10	50.00	(40.10)	441.85	200.00	(241.85)	600.00
07076	Landscaping Expense	(175.00)	75.00	250.00	175.00	300.00	125.00	900.00
07077	Foreclosure mowing	.00	41.67	41.67	.00	166.68	166.68	500.00
07300	Village Green Maintenance	1,125.00	608.33	(516.67)	1,275.00	2,433.32	1,158.32	7,300.00
07400	Village Green Water	17.00	17.08	.08	68.00	68.32	.32	205.00
07998	Reserve Interest Exp	.19	.42	.23	.94	1.68	.74	5.00
07999	Reserve Funding Property Impr	262.08	262.08	.00	1,048.36	1,048.32	(.04)	3,145.00
06601	Vacant Lot Mowing Expense	1,875.00	2,088.88	213.88	1,875.00	2,088.88	213.88	18,800.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>6,193.60</b>	<b>6,736.12</b>	<b>542.52</b>	<b>22,514.94</b>	<b>21,627.84</b>	<b>(887.10)</b>	<b>75,517.00</b>
	<b>RHVPOA NET INCOME/EXPENSE</b>	<b>282.31</b>	<b>(443.04)</b>	<b>725.35</b>	<b>(2,199.81)</b>	<b>3,544.48</b>	<b>(5,744.29)</b>	<b>.00</b>

# Riverhaven Village POA

## Income/Expense Statement Period: 04/01/17 to 04/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>STORAGE LOT REVENUE/EXPENSE</b>								
18000	Income Storage Lot	1,557.67	1,360.00	197.67	5,339.99	5,440.00	(100.01)	16,320.00
18020	Interest Income - S	.00	.25	(.25)	.00	1.00	(1.00)	3.00
18040	Repairs & Supplies (S)	.00	83.33	83.33	257.06	333.32	76.26	1,000.00
18041	Mowing Expense (S)	175.00	333.33	158.33	175.00	1,333.32	1,158.32	4,000.00
18043	Accting/Management Fees(S)	300.00	300.00	.00	1,200.00	1,200.00	.00	3,600.00
18044	Eng Consulting Fees	.00	31.25	31.25	.00	125.00	125.00	375.00
18045	Property Improvement (S)	.00	512.33	512.33	200.00	2,049.32	1,849.32	6,148.00
18050	Utility Expense (S)	53.33	50.00	(3.33)	236.63	200.00	(36.63)	600.00
18051	Postage (S)	.00	8.33	8.33	.00	33.32	33.32	100.00
18052	Insurance (S)	2.30	41.67	39.37	127.31	166.68	39.37	500.00
<b>STORAGE LOT NET REV/EXP</b>		<b>1,027.04</b>	<b>.01</b>	<b>1,027.03</b>	<b>3,143.99</b>	<b>.04</b>	<b>3,143.95</b>	<b>.00</b>
<b>TOTAL NET REVENUE</b>		<b>1,309.35</b>	<b>(443.03)</b>	<b>1,752.38</b>	<b>944.18</b>	<b>3,544.52</b>	<b>(2,600.34)</b>	<b>.00</b>

# Riverhaven Village POA

Reserve Statement  
As of 04/30/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:				
5070 Reserve for Storage Lot	29,951.20	0.00	16,200.00	13,751.20
5075 Reserve For Property Imp	9,852.19	1,049.30	2,337.00	8,564.49
Subtotal Reserves	39,803.39	1,049.30	18,537.00	22,315.69
TOTAL RESERVES	39,803.39	1,049.30	18,537.00	22,315.69