

Riverhaven Village POA

Balance Sheet
As of 12/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
Current Assets					
1009	Regions Chking x5843	19,433.24			19,433.24
1014	Storage Lot Ckg Reserve		29,951.20		29,951.20
1015	Storage Lot Checking	17,415.42			17,415.42
1018	Regions MM x7371	29,701.78			29,701.78
1019	Regions MM Res x7371		9,852.19		9,852.19
1021	Directory Reserve	607.66			607.66
	Total Current Assets	67,158.10	39,803.39	.00	106,961.49
Other Current Assets					
1100	Annual Dues A/R	2,279.56			2,279.56
1105	Mowing Vacant Lots A/R	660.00			660.00
1150	Allowance for bad debt	(1,718.86)			(1,718.86)
	Total Other Current Assets	1,220.70	.00	.00	1,220.70
Fixed Assets					
1300	Land - Village Green Tract 1	110,737.50			110,737.50
1305	Land - Front Entrance	500.00			500.00
	Total Fixed Assets	111,237.50	.00	.00	111,237.50
Other Assets					
1205	Prepaid Insurance	1,289.24			1,289.24
1210	Utility Deposit	45.00			45.00
	Total Other Assets	1,334.24	.00	.00	1,334.24
	TOTAL ASSETS	180,950.54	39,803.39	.00	220,753.93

Riverhaven Village POA

Balance Sheet
As of 12/31/16

Account	Description	Operating	Reserves	Other	Totals
LIABILITIES & EQUITY					
Current Liabilities					
1420	Deferred Revenue Storage Lot	13,716.00			13,716.00
1441	Prepaid Assessments	21,556.61			21,556.61
2100	Sales Tax Payable	(58.35)			(58.35)
	Total Current Liabilities	35,214.26	.00	.00	35,214.26
Long-Term Liabilities					
5070	Reserve for Storage Lot		29,951.20		29,951.20
5075	Reserve For Property Imp		9,852.19		9,852.19
	Total Long-Term Liabilities	.00	39,803.39	.00	39,803.39
Fund Balances					
5520	Fund Balance	140,052.96			140,052.96
	Current Year Net Income/(Loss)	5,683.32	.00	.00	5,683.32
	Total Fund Balance	145,736.28	.00	.00	145,736.28
	TOTAL LIAB. & FUND BALANCE	180,950.54	39,803.39	.00	220,753.93

Riverhaven Village POA

Income/Expense Statement

Period: 12/01/16 to 12/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
REVENUE								
16010	Assessment Fees	3,306.25	3,206.25	100.00	39,675.00	38,475.00	1,200.00	38,475.00
16300	Interest Income - General	.73	.87	(.14)	7.86	10.00	(2.14)	10.00
16310	Interest Income - Reserves	.24	.38	(.14)	3.15	5.00	(1.85)	5.00
16500	Violation Charges	.00	12.50	(12.50)	65.07	150.00	(84.93)	150.00
16800	Late Fees	49.68	75.00	(25.32)	1,152.01	900.00	252.01	900.00
16802	NSF Income	.00	.38	(.38)	.00	5.00	(5.00)	5.00
16900	Transfer Fees Income	.00	166.63	(166.63)	.00	2,000.00	(2,000.00)	2,000.00
16600	Vacant Lot Mowing	2,320.00	1,566.63	753.37	18,570.00	18,800.00	(230.00)	18,800.00
	TOTAL REVENUE	5,676.90	5,028.64	648.26	59,473.09	60,345.00	(871.91)	60,345.00
OPERATING EXPENSES								
17020	Accounting/Property Mgmt Fees	1,550.61	1,558.13	7.52	18,607.32	18,698.00	90.68	18,698.00
17025	Accounting	.00	.00	.00	250.00	.00	(250.00)	.00
17030	Postage	.00	100.00	100.00	1,003.35	1,200.00	196.65	1,200.00
17050	Annual Meeting Expense	277.02	.00	(277.02)	2,268.89	600.00	(1,668.89)	600.00
17060	Contributions	.00	33.37	33.37	98.89	400.00	301.11	400.00
17074	Printing	.00	166.63	166.63	358.98	2,000.00	1,641.02	2,000.00
17075	Taxes & Licenses	.00	.00	.00	169.10	75.00	(94.10)	75.00
17078	Office & Copies Supplies	619.44	208.37	(411.07)	2,072.27	2,500.00	427.73	2,500.00
17080	Insurance	257.70	231.63	(26.07)	2,264.87	2,780.00	515.13	2,780.00
17085	News Letter Printing	.00	2.12	2.12	.00	25.00	25.00	25.00
17086	New Letter Postage	.00	1.25	1.25	.00	15.00	15.00	15.00
17092	Bank Charges	.00	.87	.87	.00	10.00	10.00	10.00
17099	Bad Debt Expense	34.14	.00	(34.14)	250.80	.00	(250.80)	.00
17100	Legal	.00	250.00	250.00	25.00	3,000.00	2,975.00	3,000.00
17070	Front Entrance Maintenance	190.00	565.87	375.87	4,020.55	6,790.00	2,769.45	6,790.00
17071	Front Entrance Water	86.59	50.00	(36.59)	916.36	600.00	(316.36)	600.00
17072	Front Entrance Electric	55.43	43.75	(11.68)	504.89	525.00	20.11	525.00
17076	Landscaping Expense	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
17077	Foreclosure mowing	.00	41.63	41.63	150.00	500.00	350.00	500.00
17300	Village Green Maintenance	700.00	1,025.00	325.00	5,487.29	12,300.00	6,812.71	12,300.00
17400	Village Green Water	17.00	14.13	(2.87)	190.24	170.00	(20.24)	170.00
17998	Reserve Interest Exp	.24	.38	.14	3.15	5.00	1.85	5.00
16601	Vacant Lot Mowing Expense	2,350.00	2,350.00	.00	18,425.00	18,800.00	375.00	18,800.00
	TOTAL OPERATING EXPENSES	6,138.17	6,726.50	588.33	57,066.95	71,993.00	14,926.05	71,993.00
	RHVPOA NET INCOME/EXPENSE	(461.27)	(1,697.86)	1,236.59	2,406.14	(11,648.00)	14,054.14	(11,648.00)

Riverhaven Village POA

Income/Expense Statement

Period: 12/01/16 to 12/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
STORAGE LOT REVENUE/EXPENSE								
08000	Income Storage Lot	1,370.98	1,360.00	10.98	15,571.84	16,320.00	(748.16)	16,320.00
08020	Interest Income - S	.00	.50	(.50)	1.61	6.00	(4.39)	6.00
08040	Repairs & Supplies (S)	11.52	83.37	71.85	766.31	1,000.00	233.69	1,000.00
08041	Mowing Expense (S)	.00	333.37	333.37	2,165.00	4,000.00	1,835.00	4,000.00
08043	Accling/Management Fees(S)	200.00	233.37	33.37	2,400.00	2,800.00	400.00	2,800.00
08045	Property Improvement (S)	.00	416.63	416.63	3,475.00	5,000.00	1,525.00	5,000.00
08050	Utility Expense (S)	65.74	50.00	(15.74)	523.42	600.00	76.58	600.00
08051	Postage (S)	47.00	8.37	(38.63)	140.55	100.00	(40.55)	100.00
08052	Insurance (S)	41.62	41.63	.01	499.99	500.00	.01	500.00
08035	Reserve Funding - Storage Lot	193.83	193.87	.04	2,326.00	2,326.00	.00	2,326.00
STORAGE LOT NET REV/EXP		811.27	(.11)	811.38	3,277.18	.00	3,277.18	.00
=====								
TOTAL NET REVENUE		350.00	(1,697.97)	2,047.97	5,683.32	(11,648.00)	17,331.32	(11,648.00)
=====								

Riverhaven Village POA

Reserve Statement

As of 12/31/16

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:				
5070 Reserve for Storage Lot	27,625.20	2,326.00	0.00	29,951.20
5075 Reserve For Property Imp	16,078.86	3.15	6,229.82	9,852.19
Subtotal Reserves	43,704.06	2,329.15	6,229.82	39,803.39
TOTAL RESERVES	43,704.06	2,329.15	6,229.82	39,803.39