

# Riverhaven Village POA

Balance Sheet  
As of 02/28/17

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
<b>Current Assets</b>					
1009	Regions Chking x5843	41,705.88			41,705.88
1014	Storage Lot Ckg Reserve		13,751.20		13,751.20
1015	Storage Lot Checking	16,964.46			16,964.46
1018	Regions MM x7371	29,179.04			29,179.04
1019	Regions MM Res x7371		10,376.88		10,376.88
1021	Directory Reserve	607.66			607.66
	<b>Total Current Assets</b>	<b>88,457.04</b>	<b>24,128.08</b>	<b>.00</b>	<b>112,585.12</b>
<b>Other Current Assets</b>					
1100	Annual Dues A/R	7,511.69			7,511.69
1105	Mowing Vacant Lots A/R	3,485.00			3,485.00
1110	Storage Lot A/R	542.72			542.72
1120	Misc. A/R	350.00			350.00
1150	Allowance for bad debt	(2,300.78)			(2,300.78)
	<b>Total Other Current Assets</b>	<b>9,588.63</b>	<b>.00</b>	<b>.00</b>	<b>9,588.63</b>
<b>Fixed Assets</b>					
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>
<b>Other Assets</b>					
1205	Prepaid Insurance	3,402.74			3,402.74
1210	Utility Deposit	45.00			45.00
	<b>Total Other Assets</b>	<b>3,447.74</b>	<b>.00</b>	<b>.00</b>	<b>3,447.74</b>
	<b>TOTAL ASSETS</b>	<b>212,730.91</b>	<b>24,128.08</b>	<b>.00</b>	<b>236,858.99</b>

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Balance Sheet  
As of 02/28/17

Account	Description	Operating	Reserves	Other	Totals
<b>LIABILITIES &amp; EQUITY</b>					
<b>Current Liabilities</b>					
1405	Deferred Revenue Assessments	44,000.00			44,000.00
1420	Deferred Revenue Storage Lot	12,323.34			12,323.34
1435	Deferred Revenue Mowing Fees	12,375.00			12,375.00
1441	Prepaid Assessments	438.05			438.05
2100	Sales Tax Payable	(53.00)			(53.00)
	<b>Total Current Liabilities</b>	69,083.39	.00	.00	69,083.39
<b>Long-Term Liabilities</b>					
5070	Reserve for Storage Lot		13,751.20		13,751.20
5075	Reserve For Property Imp		10,376.88		10,376.88
	<b>Total Long-Term Liabilities</b>	.00	24,128.08	.00	24,128.08
<b>Fund Balances</b>					
5520	Fund Balance	145,736.28			145,736.28
	Current Year Net Income/(Loss)	(2,088.76)	.00	.00	(2,088.76)
	<b>Total Fund Balance</b>	143,647.52	.00	.00	143,647.52
	<b>TOTAL LIAB. &amp; FUND BALANCE</b>	212,730.91	24,128.08	.00	236,858.99

# Riverhaven Village POA

## Income/Expense Statement

Period: 02/01/17 to 02/28/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>								
36010	Assessment Fees	4,408.33	4,400.00	8.33	8,800.00	8,800.00	.00	52,800.00
36300	Interest Income - General	.68	.75	(.07)	1.46	1.50	(.04)	9.00
36310	Interest Income - Reserves	.23	.25	(.02)	.49	.50	(.01)	3.00
36500	Violation Charges	.00	8.33	(8.33)	.00	16.66	(16.66)	100.00
36800	Late Fees	186.57	20.83	165.74	186.57	41.66	144.91	250.00
36802	NSF Income	.00	.42	(.42)	.00	.84	(.84)	5.00
36870	Storage Fee Income	200.00	.00	200.00	200.00	.00	200.00	.00
36890	Misc Income	.00	295.83	(295.83)	.00	591.66	(591.66)	3,550.00
36600	Vacant Lot Mowing	.00	1,566.67	(1,566.67)	.00	3,133.34	(3,133.34)	18,800.00
	<b>TOTAL REVENUE</b>	<b>4,795.81</b>	<b>6,293.08</b>	<b>(1,497.27)</b>	<b>9,188.52</b>	<b>12,586.16</b>	<b>(3,397.64)</b>	<b>75,517.00</b>
<b>OPERATING EXPENSES</b>								
37020	Accounting/Property Mgmt Fees	1,837.50	1,838.50	1.00	3,675.00	3,677.00	2.00	22,062.00
37025	Accounting	250.00	250.00	.00	250.00	250.00	.00	250.00
37030	Postage	.00	125.00	125.00	.00	250.00	250.00	1,500.00
37050	Annual Meeting Expense	801.98	700.00	(101.98)	801.98	700.00	(101.98)	700.00
37060	Contributions	.00	25.00	25.00	242.35	50.00	(192.35)	300.00
37074	Printing	507.82	125.00	(382.82)	936.96	250.00	(686.96)	1,500.00
37075	Taxes & Licenses	.00	8.33	8.33	.00	16.66	16.66	100.00
37078	Office & Copies Supplies	1,304.53	125.00	(1,179.53)	1,679.39	250.00	(1,429.39)	1,500.00
37080	Insurance	333.58	245.83	(87.75)	687.16	491.66	(175.50)	2,950.00
37085	News Letter Printing	.00	2.08	2.08	.00	4.16	4.16	25.00
37086	New Letter Postage	.00	1.25	1.25	.00	2.50	2.50	15.00
37092	Bank Charges	.00	.83	.83	.00	1.66	1.66	10.00
37099	Bad Debt Expense	62.86	66.67	3.81	581.92	133.34	(448.58)	800.00
37100	Legal	1,500.00	500.00	(1,000.00)	2,125.00	1,000.00	(1,125.00)	6,000.00
37070	Front Entrance Maintenance	460.00	450.00	(10.00)	717.76	900.00	182.24	5,400.00
37071	Front Entrance Water	22.00	79.17	57.17	49.30	158.34	109.04	950.00
37072	Front Entrance Electric	144.46	50.00	(94.46)	237.50	100.00	(137.50)	600.00
37076	Landscaping Expense	.00	75.00	75.00	.00	150.00	150.00	900.00
37077	Foreclosure mowing	.00	41.67	41.67	.00	83.34	83.34	500.00
37300	Village Green Maintenance	150.00	608.33	458.33	150.00	1,216.66	1,066.66	7,300.00
37400	Village Green Water	17.00	17.08	.08	34.00	34.16	.16	205.00
37998	Reserve Interest Exp	.23	.42	.19	.49	.84	.35	5.00
37999	Reserve Funding Property Impr	262.08	262.08	.00	524.20	524.16	(.04)	3,145.00
36601	Vacant Lot Mowing Expense	.00	1,566.67	1,566.67	.00	3,133.34	3,133.34	18,800.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>7,654.04</b>	<b>7,163.91</b>	<b>(490.13)</b>	<b>12,673.01</b>	<b>13,377.82</b>	<b>704.81</b>	<b>75,517.00</b>
	<b>RHVPOA NET INCOME/EXPENSE</b>	<b>(2,858.23)</b>	<b>(870.83)</b>	<b>(1,987.40)</b>	<b>(3,484.49)</b>	<b>(791.66)</b>	<b>(2,692.83)</b>	<b>.00</b>

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## Income/Expense Statement

Period: 02/01/17 to 02/28/17

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	1,274.99	1,360.00	(85.01)	2,464.66	2,720.00	(255.34)	16,320.00
18020	Interest Income - S	.00	.25	(.25)	.00	.50	(.50)	3.00
18040	Repairs & Supplies (S)	4.23	83.33	79.10	53.36	166.66	113.30	1,000.00
18041	Mowing Expense (S)	.00	333.33	333.33	.00	666.66	666.66	4,000.00
18043	Accting/Management Fees(S)	400.00	300.00	(100.00)	600.00	600.00	.00	3,600.00
18044	Eng Consulting Fees	.00	31.25	31.25	.00	62.50	62.50	375.00
18045	Property Improvement (S)	.00	512.33	512.33	200.00	1,024.66	824.66	6,148.00
18050	Utility Expense (S)	65.96	50.00	(15.96)	132.23	100.00	(32.23)	600.00
18051	Postage (S)	.00	8.33	8.33	.00	16.66	16.66	100.00
18052	Insurance (S)	41.67	41.67	.00	83.34	83.34	.00	500.00
<b>STORAGE LOT NET REV/EXP</b>		<b>763.13</b>	<b>.01</b>	<b>763.12</b>	<b>1,395.73</b>	<b>.02</b>	<b>1,395.71</b>	<b>.00</b>
<b>TOTAL NET REVENUE</b>		<b>(2,095.10)</b>	<b>(870.82)</b>	<b>(1,224.28)</b>	<b>(2,088.76)</b>	<b>(791.64)</b>	<b>(1,297.12)</b>	<b>.00</b>

# Riverhaven Village POA

## Reserve Statement

As of 02/28/17

	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	524.69	0.00	10,376.88
Subtotal Reserves	39,803.39	524.69	16,200.00	24,128.08
TOTAL RESERVES	39,803.39	524.69	16,200.00	24,128.08