

Riverhaven Village POA

Balance Sheet
As of 01/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
Current Assets					
1009	Regions Chking x5843	36,271.17			36,271.17
1014	Storage Lot Ckg Reserve		29,951.20		29,951.20
1015	Storage Lot Checking	17,467.41			17,467.41
1018	Regions MM x7371	29,440.44			29,440.44
1019	Regions MM Res x7371		10,114.57		10,114.57
1021	Directory Reserve	607.66			607.66
	Total Current Assets	83,786.68	40,065.77	.00	123,852.45
Other Current Assets					
1100	Annual Dues A/R	10,380.12			10,380.12
1105	Mowing Vacant Lots A/R	660.00			660.00
1150	Allowance for bad debt	(2,237.92)			(2,237.92)
	Total Other Current Assets	8,802.20	.00	.00	8,802.20
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	3,777.99			3,777.99
1210	Utility Deposit	45.00			45.00
	Total Other Assets	3,822.99	.00	.00	3,822.99
	TOTAL ASSETS	207,649.37	40,065.77	.00	247,715.14

Riverhaven Village POA

Balance Sheet As of 01/31/17

Account	Description	Operating	Reserves	Other	Totals
LIABILITIES & EQUITY					
Current Liabilities					
1405	Deferred Revenue Assessments	48,308.33			48,308.33
1420	Deferred Revenue Storage Lot	13,086.33			13,086.33
1441	Prepaid Assessments	563.05			563.05
2100	Sales Tax Payable	(50.96)			(50.96)
	Total Current Liabilities	61,906.75	.00	.00	61,906.75
Long-Term Liabilities					
5070	Reserve for Storage Lot		29,951.20		29,951.20
5075	Reserve For Property Imp		10,114.57		10,114.57
	Total Long-Term Liabilities	.00	40,065.77	.00	40,065.77
Fund Balances					
5520	Fund Balance	145,736.28			145,736.28
	Current Year Net Income/(Loss)	6.34	.00	.00	6.34
	Total Fund Balance	145,742.62	.00	.00	145,742.62
	TOTAL LIAB. & FUND BALANCE	207,649.37	40,065.77	.00	247,715.14

Riverhaven Village POA

Income/Expense Statement

Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
EVENUE								
3010	Assessment Fees	4,391.67	4,400.00	(8.33)	4,391.67	4,400.00	(8.33)	52,800.00
3300	Interest Income - General	.78	.75	.03	.78	.75	.03	9.00
3310	Interest Income - Reserves	.26	.25	.01	.26	.25	.01	3.00
3500	Violation Charges	.00	8.33	(8.33)	.00	8.33	(8.33)	100.00
3800	Late Fees	.00	20.83	(20.83)	.00	20.83	(20.83)	250.00
3802	NSF Income	.00	.42	(.42)	.00	.42	(.42)	5.00
3890	Misc Income	.00	295.83	(295.83)	.00	295.83	(295.83)	3,550.00
3600	Vacant Lot Mowing	.00	1,566.67	(1,566.67)	.00	1,566.67	(1,566.67)	18,800.00
TOTAL REVENUE		4,392.71	6,293.08	(1,900.37)	4,392.71	6,293.08	(1,900.37)	75,517.00
PERATING EXPENSES								
7020	Accting/Property Mgmt Fees	1,837.50	1,838.50	1.00	1,837.50	1,838.50	1.00	22,062.00
7025	Accounting	.00	20.83	20.83	.00	20.83	20.83	250.00
7030	Postage	.00	125.00	125.00	.00	125.00	125.00	1,500.00
7050	Annual Meeting Expense	.00	58.33	58.33	.00	58.33	58.33	700.00
7060	Contributions	242.35	25.00	(217.35)	242.35	25.00	(217.35)	300.00
7074	Printing	429.14	125.00	(304.14)	429.14	125.00	(304.14)	1,500.00
7075	Taxes & Licenses	.00	8.33	8.33	.00	8.33	8.33	100.00
7078	Office & Copies Supplies	374.86	125.00	(249.86)	374.86	125.00	(249.86)	1,500.00
7080	Insurance	333.58	245.83	(87.75)	333.58	245.83	(87.75)	2,950.00
7085	News Letter Printing	.00	2.08	2.08	.00	2.08	2.08	25.00
7086	New Letter Postage	.00	1.25	1.25	.00	1.25	1.25	15.00
7092	Bank Charges	.00	.83	.83	.00	.83	.83	10.00
7099	Bad Debt Expense	519.06	66.67	(452.39)	519.06	66.67	(452.39)	800.00
7100	Legal	625.00	500.00	(125.00)	625.00	500.00	(125.00)	6,000.00
7070	Front Entrance Maintenance	257.76	450.00	192.24	257.76	450.00	192.24	5,400.00
7071	Front Entrance Water	27.30	79.17	51.87	27.30	79.17	51.87	950.00
7072	Front Entrance Electric	93.04	50.00	(43.04)	93.04	50.00	(43.04)	600.00
7076	Landscaping Expense	.00	75.00	75.00	.00	75.00	75.00	900.00
7077	Foreclosure mowing	.00	41.67	41.67	.00	41.67	41.67	500.00
7300	Village Green Maintenance	.00	608.33	608.33	.00	608.33	608.33	7,300.00
7400	Village Green Water	17.00	17.08	.08	17.00	17.08	.08	205.00
7998	Reserve Interest Exp	.26	.42	.16	.26	.42	.16	5.00
7999	Reserve Funding Property Impr	262.12	262.08	(.04)	262.12	262.08	(.04)	3,145.00
3601	Vacant Lot Mowing Expense	.00	1,566.67	1,566.67	.00	1,566.67	1,566.67	18,800.00
TOTAL OPERATING EXPENSES		5,018.97	6,293.07	1,274.10	5,018.97	6,293.07	1,274.10	75,517.00
RHVPOA NET INCOME/EXPENSE		(626.26)	.01	(626.27)	(626.26)	.01	(626.27)	.00

Riverhaven Village POA

Income/Expense Statement

Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
TORAGE LOT REVENUE/EXPENSE								
3000	Income Storage Lot	1,189.67	1,360.00	(170.33)	1,189.67	1,360.00	(170.33)	16,320.00
3020	Interest Income - S	.00	.25	(.25)	.00	.25	(.25)	3.00
3040	Repairs & Supplies (S)	49.13	83.33	34.20	49.13	83.33	34.20	1,000.00
3041	Mowing Expense (S)	.00	333.33	333.33	.00	333.33	333.33	4,000.00
3043	Accling/Management Fees(S)	200.00	300.00	100.00	200.00	300.00	100.00	3,600.00
3044	Eng Consultlling Fees	.00	31.25	31.25	.00	31.25	31.25	375.00
3045	Property Improvement (S)	200.00	512.33	312.33	200.00	512.33	312.33	6,148.00
3050	Utility Expense (S)	66.27	50.00	(16.27)	66.27	50.00	(16.27)	600.00
3051	Postage (S)	.00	8.33	8.33	.00	8.33	8.33	100.00
3052	Insurance (S)	41.67	41.67	.00	41.67	41.67	.00	500.00
STORAGE LOT NET REV/EXP		632.60	.01	632.59	632.60	.01	632.59	.00
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TOTAL NET REVENUE		6.34	.02	6.32	6.34	.02	6.32	.00
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Riverhaven Village POA

Reserve Statement

As of 01/31/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:				
070 Reserve for Storage Lot	29,951.20	0.00	0.00	29,951.20
075 Reserve For Property Imp	9,852.19	262.38	0.00	10,114.57
Subtotal Reserves	39,803.39	262.38	0.00	40,065.77
TOTAL RESERVES	39,803.39	262.38	0.00	40,065.77