

River Chase Property Owners Association, Inc.

Balance Sheet

		August 31		December 31		December 31
		2018		2017		2016
		(Unaudited)		(Audited)		(Audited)
Assets						
	Cash and Cash Equivalents:					
	Operating Account	153,760		269,285		191,641
	Repair & Replacement Account	227,317		-		-
	Legal Account	97,808		-		-
	Capital Improvements Account	52,913		-		-
	Total Cash and Cash Equivalents	531,798		269,285		191,641
	Investments	-		185,518		183,916
	Accounts Receivable	7,821		2,843		9,523
	Allowance for Doubtful Accounts	(1,000)		(1,000)		(5,990)
	Prepaid Expenses	-		14,566		11,645
	Landscape Equipment	11,000		11,000		-
	Accumulated Depreciation	(1,179)		(1,179)		-
	Total Assets	548,440		481,033		390,735
Liabilities						
	Prepaid Accounts Receivable	400		-		-
	Accounts Payable	555		1,943		6,573
	Spectrum Collections	-		-		397
	Prepaid Assessments	-		134,149		89,319
	Federal Income Tax Payable	228		228		228
	Other Payables	-		-		1,500
	Total Liabilities	1,183		136,320		98,017
Fund Balance						
	Unrealized Losses on Investments - Legal Fund	(2,078)		(2,078)		(2,924)
	Unrealized Losses on Investments - R&R Fund	(1,860)		(1,860)		(2,616)
	Unrestricted Fund - Legal	102,909		102,909		100,661
	Unrestricted Fund - Repair & Replacement	92,031		92,031		90,022
	Unrestricted Funds - Other	356,255		153,711		107,575
	Total Fund Balance	547,257		344,713		292,718
	Total Liabilities and Fund Balance	548,440		481,033		390,735

		Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Year-to-date 2018	Audited 2017 12 mos. total	Audited 2016 12 mos. total
Revenues:												
Interest Income	Interest Income - Legal	-	-	-	-	-	14	-	26	40		
	Interest Income - Reserve	-	-	-	-	-	37	-	36	74		
	Interest Earned - Capital Impr. Fund	-	-	-	-	-	9	-	8	18		
	Interest Income Total	-	-	-	-	-	61	-	70	131	4,256	1,174
Homeowner	Homeowner Assessment	335,400	200	(1,000)	-	(200)	-	-	(200)	334,200	250,220	250,405
	Late Fee Income	-	(20)	-	1,460	-	(40)	820	(40)	2,180	2,880	-
	Homeowner Total	335,400	180	(1,000)	1,460	(200)	(40)	820	(240)	336,380	253,100	250,405
Real Estate Revenue	Resale Certificates	1,550	850	2,300	1,600	3,750	1,050	1,300	1,300	13,700		
	Resale Certificates-Buyer	-	-	-	-	-	-	250	250	500		
	Statement of Accounts	800	200	800	(50)	(50)	750	450	500	3,400		
	Transfer Fees	3,575	1,400	4,400	1,800	2,800	4,000	3,600	3,000	24,575		
	Real Estate Revenue Total	5,925	2,450	7,500	3,350	6,500	5,800	5,600	5,050	42,175	56,912	5,300
Other Revenue	Business Ad on POA Website	-	60	-	-	-	-	-	-	60		
	Clubhouse Rental	350	250	500	425	350	700	500	550	3,625	4,425	4,075
	Donations	50	75	92	50	-	(150)	-	-	117		
	Fines	-	-	-	140	-	-	-	-	140		
	Gate Card Income	40	58	80	-	60	140	100	50	528		
	Insurance Dividends	-	-	-	-	-	-	246	-	246		
	Misc. Income	1,401	-	-	125	100	175	150	225	2,176	23,085	6,230
	News Letter Advertising	168	-	-	-	-	-	-	-	168		
	Other Revenue Total	2,009	443	672	740	510	865	996	825	7,060	27,510	10,305
Total Revenues		343,334	3,073	7,172	5,550	6,810	6,686	7,416	5,705	385,746	341,778	267,184
Expenses:												
Administrative	Bad Debts	(2)				5,849				5,847		275
	Bank Service Charge					260	220	33		513		
	Information Technology	89	512	291	758	580	396	533	704	3,863	11,659	18,716
	Insurance- Directors/ Officers					13,610				13,610	35,546	33,627
	Insurance- G/L & Property					19,510		76		19,586		
	Insurance- Workers Comp					400				400		
	Legal Fee		-	355	-	1,351				1,706	11,470	8,654
	Management Fee	3,500	4,000	4,000	4,000	4,000	4,000	4,000	4,000	31,500	49,500	48,750
	Meeting Expense				375		20			395	2,234	1,140
	Misc. Expenses			2		1,500				1,502	1,360	3,143
	NSF- Processing Fee					(25)				(25)		
	Office Supplies			381		57		653	39	1,130	2,095	673
	Other Professional Fee	300	300	300	300	300		3,800	300	5,600		
	Permits & Licenses					98				98		
	Postage/Mailing			7		107	13	248		375		
	Security					65		231		296	12,296	
	Storage	101								101		
	Taxes										1,159	7,872
	Website	200		400	200	200	200	465		1,665	2,400	600
	Administrative Total	4,189	4,812	5,735	5,633	47,862	4,849	10,040	5,043	88,162	129,719	123,450

		Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Year-to-date 2018	Audited 2017 12 mos. total	Audited 2016 12 mos. total
Committees	Events	(244)				1,827	498	465		2,546	9,202	3,609
	Committees Total	(244)				1,827	498	465		2,546	9,202	3,609
Maintenance	General Mat./Repairs	1,382	315		83	32			(158)	1,654		
	HVAC Maint.			7,750		348				8,098	7,949	4,425
	Irrigation Maint/ Repairs					304		1,063	76	1,442		
	Janitorial	440	440	440	840	840	840	840	840	5,520	8,422	10,843
	Landscape Maintenance Contract	529	1,750	2,467	2,758		2,758	5,516		15,778	44,156	34,874
	Landscape Supplies/Equipment	160		56	58	120	(44)		13	363		
	Lighting/Bulbs			59		155				215		
	Pest Control	43	43		87	43	43	43	43	346		
	Plumbing	114								114		
	Signage				64	266			61	392		
	Trash Collection	250	200	200	250	200		500	200	1,800		
	Tree Maintenance		1,000	2,500					5,000	8,500		
	Maintenance Total	2,918	3,748	13,472	4,139	2,308	3,597	7,962	6,076	44,221	60,527	50,142
Utilities	Disposal Service/Sani	253	253	253	253	253	2,611	550	133	4,558		
	Electric	994	1,037	987	824	794	926	1,059	1,062	7,684		
	Telephone	489	487	506	847	254	243	267	243	3,336		
	Water	65	38	31	49	78	732	753	670	2,416		
	Utilities Total	1,801	1,816	1,777	1,974	1,379	4,513	2,629	2,108	17,995	21,067	23,284
Gate	Gate Phone	58	58	376	58	58	58	78	58	801		
	Gate Supplies/Repairs	628	485		599			2,110	555	4,378		
	Gate Total	686	543	376	657	58	58	2,188	613	5,179	3,929	11,163
Pool	Monthly Pool Service	(75)	400	200	200	200	151	336	(200)	1,212		
	Pool Chemicals				120	336		1,040	590	2,086		
	Pool Equipment	379			3,454			462		4,295		
	Pool Maint/ Repair	175							125	300		
	Pool Total	479	400	200	3,773	536	151	1,837	515	7,892	39,460	4,109
Clubhouse Area	Exercise Room						1,197	162		1,359		
	Park/Rec Area - Main	338	306	152	216	373		360	229	1,975		
	Clubhouse Area Total	338	306	152	216	373	1,197	523	229	3,334	26,302	4,530
Depreciation Expense											1,179	-
Total Expenses		10,168	11,625	21,711	16,392	54,343	14,862	25,643	14,585	169,328	291,385	220,287
Net Income (Loss)		333,166	(8,552)	(14,539)	(10,842)	(47,533)	(8,176)	(18,226)	(8,880)	216,419	50,393	46,897