

10800 Midlothian Turnpike  
Suite 305  
Richmond VA 23235

Community Partners of Va, Inc.  
10800 Midlothian Turnpike  
Suite 305  
Richmond VA 23235

|      | August<br>2017                        | Operating        | Reserve          | Total            |
|------|---------------------------------------|------------------|------------------|------------------|
|      | <i>Current Assets</i>                 |                  |                  |                  |
|      | Checking/Savings                      |                  |                  |                  |
| 1110 | CAB Operating Checking Acct           | 32,613.57        | 0.00             | 32,613.57        |
| 1121 | CAB MM                                | 0.00             | 37,741.73        | 37,741.73        |
|      | <i>Total Checking/Savings</i>         | <i>32,613.57</i> | <i>37,741.73</i> | <i>70,355.30</i> |
|      | <i>Accounts Receivable</i>            |                  |                  |                  |
| 1200 | Accounts Receivable                   | 4,371.50         | 0.00             | 4,371.50         |
|      | <i>Total Accounts Receivable</i>      | <i>4,371.50</i>  | <i>0.00</i>      | <i>4,371.50</i>  |
|      | <i>Total Current Assets</i>           | <i>36,985.07</i> | <i>37,741.73</i> | <i>74,726.80</i> |
|      | <i>Fixed Assets</i>                   |                  |                  |                  |
|      | <i>Total Fixed Assets</i>             | <i>0.00</i>      | <i>0.00</i>      | <i>0.00</i>      |
|      | <i>Total Other Current Assets</i>     | <i>0.00</i>      | <i>0.00</i>      | <i>0.00</i>      |
|      | <b>TOTAL ASSETS</b>                   | <b>36,985.07</b> | <b>37,741.73</b> | <b>74,726.80</b> |
|      | <b>LIABILITIES &amp; EQUITY</b>       |                  |                  |                  |
|      | <i>Liabilities</i>                    |                  |                  |                  |
|      | Current Liabilities                   |                  |                  |                  |
| 2050 | Prepaid Assessments                   | 2,159.18         | 0.00             | 2,159.18         |
|      | <i>Total Liabilities</i>              | <i>2,159.18</i>  | <i>0.00</i>      | <i>2,159.18</i>  |
|      | <i>Equity</i>                         |                  |                  |                  |
| 3406 | Replacement Reserve Fund              | 0.00             | 37,711.05        | 37,711.05        |
| 3490 | Reserve Interest Earned- Current Year | 0.00             | 30.68            | 30.68            |
| 3519 | Operating Interest-Current Year       | 11.35            | 0.00             | 11.35            |
| 3900 | Retained Earnings                     | 21,396.01        | 0.00             | 21,396.01        |
|      | Net Income                            | 13,418.53        | 0.00             | 13,418.53        |
|      | <i>Total Equity</i>                   | <i>34,825.89</i> | <i>37,741.73</i> | <i>72,567.62</i> |
|      | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>36,985.07</b> | <b>37,741.73</b> | <b>74,726.80</b> |

Riverwatch HOA  
Income and Expense Statement  
08/31/2017

10800 Midlothian Turnpike  
Suite 305  
Richmond VA 23235

Community Partners of Va, Inc.  
10800 Midlothian Turnpike  
Suite 305  
Richmond VA 23235

|      | August<br>2017             | Current<br>Actual | Current<br>Budget | Current \$<br>Over Budget | YTD<br>Actual | YTD<br>Budget | YTD \$<br>Over Budget | Annual<br>Budget |
|------|----------------------------|-------------------|-------------------|---------------------------|---------------|---------------|-----------------------|------------------|
| 5010 | Operating Income           |                   |                   |                           |               |               |                       |                  |
| 5040 | Assessments                | 0.00              | 0                 | 0.00                      | 61,710.00     | 61,710        | 0.00                  | 82,280           |
| 5095 | Late Fees                  | 120.00            | 42                | 78.00                     | 450.00        | 336           | 114.00                | 500              |
|      | Reimbursed Collection Fees | 0.00              | 0                 | 0.00                      | 25.00         | 0             | 25.00                 | 0                |
|      | Total Income               | 120.00            | 42                | 78.00                     | 62,185.00     | 62,046        | 139.00                | 82,780           |
| 6010 | Expense                    |                   |                   |                           |               |               |                       |                  |
| 6020 | Audit & Tax Prep.          | 0.00              | 482               | -482.00                   | 285.00        | 3,856         | -3,571.00             | 5,785            |
| 6030 | Management & Accounting    | 412.00            | 424               | -12.00                    | 3,308.41      | 3,392         | -83.59                | 5,093            |
| 6040 | Insurance                  | 0.00              | 503               | -503.00                   | 0.00          | 4,024         | -4,024.00             | 6,030            |
| 6050 | Legal & Professional       | 75.00             | 83                | -8.00                     | 325.00        | 664           | -339.00               | 1,000            |
| 6060 | Printing & Reproduction    | 34.25             | 63                | -28.75                    | 501.02        | 504           | -2.98                 | 750              |
| 6130 | Postage/Mailing            | 9.74              | 42                | -32.26                    | 266.62        | 336           | -69.38                | 500              |
| 6135 | Delinquent Collection Fees | 0.00              | 0                 | 0.00                      | 25.00         | 0             | 25.00                 | 0                |
| 6150 | Uncollectible Accounts     | 0.00              | 0                 | 0.00                      | 1,209.68      | 0             | 1,209.68              | 0                |
| 6190 | Misc. Administration       | 0.00              | 67                | -67.00                    | 1,009.78      | 536           | 473.78                | 800              |
| 6220 | Licenses & Fees            | 0.00              | 8                 | -8.00                     | 72.40         | 64            | 8.40                  | 100              |
| 7080 | Social Committee           | 86.79             | 25                | 61.79                     | 386.79        | 200           | 186.79                | 300              |
| 7200 | General Repair             | 30.35             | 169               | -138.65                   | 773.78        | 1,352         | -578.22               | 2,022            |
| 7300 | Electricity                | 314.70            | 208               | 106.70                    | 1,681.24      | 1,664         | 17.24                 | 2,500            |
| 7330 | Lawn Maintenance           | 2,255.00          | 2,375             | -120.00                   | 18,040.00     | 19,000        | -960.00               | 28,500           |
| 7510 | Other Grounds              | 0.00              | 333               | -333.00                   | 2,372.82      | 2,664         | -291.18               | 4,000            |
| 7610 | Janitorial Service         | 88.62             | 42                | 46.62                     | 88.62         | 336           | -247.38               | 500              |
| 7620 | Pool Contract              | 0.00              | 450               | -450.00                   | 4,948.36      | 3,600         | 1,348.36              | 5,400            |
| 7830 | Pool Repair & Maintenance  | 69.98             | 125               | -55.02                    | 1,471.95      | 1,000         | 471.95                | 1,500            |
|      | Reserve Contribution       | 1,500.00          | 1,500             | 0.00                      | 12,000.00     | 12,000        | 0.00                  | 18,000           |
|      | Total Operating Expenses   | 4,876.43          | 6,899             | -2,022.57                 | 48,766.47     | 55,192        | -6,425.53             | 82,780           |
|      | Net Income                 | -4,756.43         | -6,857            | 2,100.57                  | 13,418.53     | 6,854         | 6,564.53              | 0                |