

11/15/2018
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Riverwatch HOA
Balance Sheet
Period 10/31/2018

1730-F George Washington
Yorktown VA 23235

	October 2018	Operating	Reserves	Total
Assets				
<i>Operating Current Assets</i>				
1002	CAB Operating (xxxx0965)	37,612.27		37,612.27
	<i>Total Operating Current Assets</i>	<u>37,612.27</u>		<u>37,612.27</u>
<i>Reserve Current Assets</i>				
1121	CAB Reserve MM (xxxx3436)		51,778.20	51,778.20
	<i>Total Reserve Current Assets</i>		<u>51,778.20</u>	<u>51,778.20</u>
<i>Accounts Receivable</i>				
1200	Accounts Receivable	2,734.22		2,734.22
	<i>Total Accounts Receivable</i>	<u>2,734.22</u>		<u>2,734.22</u>
	TOTAL ASSETS	<u>40,346.49</u>	<u>51,778.20</u>	<u>92,124.69</u>
Liabilities & Equity				
<i>Liabilities</i>				
2050	Prepaid Assessments	980.28		980.28
	<i>Total Liabilities</i>	<u>980.28</u>		<u>980.28</u>
<i>Equity</i>				
3406	Replacement Reserve Fund		51,705.48	51,705.48
3490	Reserve Interest Earned- Current Year		72.72	72.72
3519	Operating Interest-Current Year	16.03		16.03
3900	Retained Earnings	24,965.53		24,965.53
	Net Income	14,384.65		14,384.65
	<i>Total Equity</i>	<u>39,366.21</u>	<u>51,778.20</u>	<u>91,144.41</u>
	TOTAL LIABILITIES & EQUITY	<u>40,346.49</u>	<u>51,778.20</u>	<u>92,124.69</u>

Riverwatch HOA

Income and Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
5010 Assessments	20,336.25	20,570.00	(233.75)	82,016.25	82,280.00	(263.75)	82,280.00
5040 Late Fees	0.00	42.00	(42.00)	540.00	420.00	120.00	500.00
5090 Miscellaneous Income	0.00	25.00	(25.00)	100.00	250.00	(150.00)	300.00
TOTAL Income	<u>20,336.25</u>	<u>20,637.00</u>	<u>(300.75)</u>	<u>82,656.25</u>	<u>82,950.00</u>	<u>(293.75)</u>	<u>83,080.00</u>
TOTAL Income	<u>20,336.25</u>	<u>20,637.00</u>	<u>(300.75)</u>	<u>82,656.25</u>	<u>82,950.00</u>	<u>(293.75)</u>	<u>83,080.00</u>
Expense							
<u>Administrative</u>							
6010 Audit & Tax Prep.	0.00	333.00	333.00	295.00	3,330.00	3,035.00	4,000.00
6020 Management & Accounti	424.42	424.00	(0.42)	4,244.20	4,240.00	(4.20)	5,093.00
6030 Insurance	122.00	503.00	381.00	6,048.00	5,030.00	(1,018.00)	6,040.00
6040 Legal & Professional	0.00	83.00	83.00	825.00	830.00	5.00	1,000.00
6050 Printing & Reproduction	7.95	75.00	67.05	312.72	750.00	437.28	900.00
6060 Postage/Mailing	2.35	42.00	39.65	207.80	420.00	212.20	500.00
6130 Delinquent Collection Fe	0.00	4.00	4.00	(25.00)	40.00	65.00	50.00
6135 Uncollectible Accounts	0.00	0.00	0.00	1,239.86	0.00	(1,239.86)	0.00
6150 Misc. Administration	(25.68)	104.00	129.68	1,185.97	1,040.00	(145.97)	1,250.00
6190 Licenses & Fees	0.00	8.00	8.00	76.14	80.00	3.86	100.00
6220 Social Committee	0.00	33.00	33.00	0.00	330.00	330.00	400.00
TOTAL Administrative	<u>531.04</u>	<u>1,609.00</u>	<u>1,077.96</u>	<u>14,409.69</u>	<u>16,090.00</u>	<u>1,680.31</u>	<u>19,333.00</u>
<u>Clubhouse/Pool</u>							
7610 Pool Contract	0.00	0.00	0.00	1,316.00	4,600.00	3,284.00	4,600.00
7620 Pool Repair & Mainten	1,660.00	125.00	(1,535.00)	5,060.00	1,250.00	(3,810.00)	1,500.00
TOTAL Clubhouse/Pool	<u>1,660.00</u>	<u>125.00</u>	<u>(1,535.00)</u>	<u>6,376.00</u>	<u>5,850.00</u>	<u>(526.00)</u>	<u>6,100.00</u>
<u>Landscaping</u>							
7300 Lawn Maintenance	2,255.00	2,458.00	203.00	21,869.34	24,580.00	2,710.66	29,500.00
7330 Other Grounds	80.00	333.00	253.00	5,937.40	3,330.00	(2,607.40)	4,000.00
TOTAL Landscaping	<u>2,335.00</u>	<u>2,791.00</u>	<u>456.00</u>	<u>27,806.74</u>	<u>27,910.00</u>	<u>103.26</u>	<u>33,500.00</u>
<u>Maintenance/Repairs</u>							
7005 Maintenance Supplies	25.68	42.00	16.32	120.45	420.00	299.55	500.00
7080 General Repair	125.00	262.00	137.00	2,764.32	2,620.00	(144.32)	3,147.00
TOTAL Maintenance/Repair:	<u>150.68</u>	<u>304.00</u>	<u>153.32</u>	<u>2,884.77</u>	<u>3,040.00</u>	<u>155.23</u>	<u>3,647.00</u>
<u>Reserves</u>							
7830 Reserve Contribution	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
TOTAL Reserves	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>18,000.00</u>
<u>Utilities</u>							
7200 Electricity	149.95	208.00	58.05	1,794.40	2,080.00	285.60	2,500.00
TOTAL Utilities	<u>149.95</u>	<u>208.00</u>	<u>58.05</u>	<u>1,794.40</u>	<u>2,080.00</u>	<u>285.60</u>	<u>2,500.00</u>
TOTAL Expense	<u>6,326.67</u>	<u>6,537.00</u>	<u>210.33</u>	<u>68,271.60</u>	<u>69,970.00</u>	<u>1,698.40</u>	<u>83,080.00</u>