

Riverwatch HOA Balance Sheet Period 01/31/2019
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1730-F George Washington  
Yorktown VA 23235

	January 2019	Operating	Reserves	Total
<b>Assets</b>				
<i>Operating Current Assets</i>				
1002	CAB Operating (xxxx0965)	47,462.38		47,462.38
	<i>Total Operating Current Assets</i>	<u>47,462.38</u>		<u>47,462.38</u>
<i>Reserve Current Assets</i>				
1121	CAB Reserve MM (xxxx3436)		56,517.01	56,517.01
	<i>Total Reserve Current Assets</i>		<u>56,517.01</u>	<u>56,517.01</u>
<i>Accounts Receivable</i>				
1200	Accounts Receivable	1,804.22		1,804.22
	<i>Total Accounts Receivable</i>	<u>1,804.22</u>		<u>1,804.22</u>
	<b>TOTAL ASSETS</b>	<b><u>49,266.60</u></b>	<b><u>56,517.01</u></b>	<b><u>105,783.61</u></b>
<b>Liabilities &amp; Equity</b>				
<i>Liabilities</i>				
2050	Prepaid Assessments	4,282.53		4,282.53
	<i>Total Liabilities</i>	<u>4,282.53</u>		<u>4,282.53</u>
<i>Equity</i>				
3406	Replacement Reserve Fund		56,498.37	56,498.37
3490	Reserve Interest Earned- Current Yr		18.64	18.64
3900	Retained Earnings	27,084.48		27,084.48
	Net Income	17,899.59		17,899.59
	<i>Total Equity</i>	<u>44,984.07</u>	<u>56,517.01</u>	<u>101,501.08</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>49,266.60</u></b>	<b><u>56,517.01</u></b>	<b><u>105,783.61</u></b>

# Riverwatch HOA

## Income and Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
5010 Assessments	20,336.25	20,570.00	(233.75)	20,336.25	20,570.00	(233.75)	82,280.00
5040 Late Fees	(30.00)	0.00	(30.00)	(30.00)	0.00	(30.00)	500.00
5090 Miscellaneous Income	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
TOTAL Income	<u>20,306.25</u>	<u>20,595.00</u>	<u>(288.75)</u>	<u>20,306.25</u>	<u>20,595.00</u>	<u>(288.75)</u>	<u>83,080.00</u>
TOTAL Income	<u>20,306.25</u>	<u>20,595.00</u>	<u>(288.75)</u>	<u>20,306.25</u>	<u>20,595.00</u>	<u>(288.75)</u>	<u>83,080.00</u>
<b>Expense</b>							
<b><u>Administrative</u></b>							
6010 Audit & Tax Prep.	0.00	0.00	0.00	0.00	0.00	0.00	295.00
6020 Management & Accounti	437.17	437.00	(0.17)	437.17	437.00	(0.17)	5,246.00
6030 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	6,590.00
6040 Legal & Professional	0.00	160.00	160.00	0.00	160.00	160.00	1,924.00
6050 Printing & Reproduction	74.85	75.00	0.15	74.85	75.00	0.15	900.00
6060 Postage/Mailing	63.84	38.00	(25.84)	63.84	38.00	(25.84)	450.00
6130 Delinquent Collection Fe	0.00	4.00	4.00	0.00	4.00	4.00	50.00
6150 Misc. Administration	40.00	125.00	85.00	40.00	125.00	85.00	1,500.00
6190 Licenses & Fees	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6220 Social Committee	0.00	33.00	33.00	0.00	33.00	33.00	400.00
TOTAL Administrative	<u>615.86</u>	<u>872.00</u>	<u>256.14</u>	<u>615.86</u>	<u>872.00</u>	<u>256.14</u>	<u>17,455.00</u>
<b><u>Clubhouse/Pool</u></b>							
7610 Pool Contract	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
7620 Pool Repair & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
TOTAL Clubhouse/Pool	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,700.00</u>
<b><u>Landscaping</u></b>							
7300 Lawn Maintenance	0.00	2,255.00	2,255.00	0.00	2,255.00	2,255.00	30,100.00
7330 Other Grounds	0.00	333.00	333.00	0.00	333.00	333.00	4,000.00
TOTAL Landscaping	<u>0.00</u>	<u>2,588.00</u>	<u>2,588.00</u>	<u>0.00</u>	<u>2,588.00</u>	<u>2,588.00</u>	<u>34,100.00</u>
<b><u>Maintenance/Repairs</u></b>							
7005 Maintenance Supplies	0.00	42.00	42.00	0.00	42.00	42.00	500.00
7018 Janitorial Service	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
7080 General Repair	0.00	167.00	167.00	0.00	167.00	167.00	2,000.00
TOTAL Maintenance/Repair:	<u>0.00</u>	<u>209.00</u>	<u>209.00</u>	<u>0.00</u>	<u>209.00</u>	<u>209.00</u>	<u>4,100.00</u>
<b><u>Reserves</u></b>							
7830 Reserve Contribution	1,685.00	1,685.00	0.00	1,685.00	1,685.00	0.00	20,225.00
TOTAL Reserves	<u>1,685.00</u>	<u>1,685.00</u>	<u>0.00</u>	<u>1,685.00</u>	<u>1,685.00</u>	<u>0.00</u>	<u>20,225.00</u>
<b><u>Utilities</u></b>							
7200 Electricity	105.80	208.00	102.20	105.80	208.00	102.20	2,500.00
TOTAL Utilities	<u>105.80</u>	<u>208.00</u>	<u>102.20</u>	<u>105.80</u>	<u>208.00</u>	<u>102.20</u>	<u>2,500.00</u>
TOTAL Expense	<u>2,406.66</u>	<u>5,562.00</u>	<u>3,155.34</u>	<u>2,406.66</u>	<u>5,562.00</u>	<u>3,155.34</u>	<u>83,080.00</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	
Excess Revenue / Expense	<u>17,899.59</u>	<u>15,033.00</u>	<u>2,866.59</u>	<u>17,899.59</u>	<u>15,033.00</u>	<u>2,866.59</u>	<u>0.00</u>