

Riverwatch HOA Balance Sheet Period 07/31/2019
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1730-F George Washington
Yorktown VA 23235

	July 2019	Operating	Reserves	Total
Assets				
<i>Operating Current Assets</i>				
1002	CAB Operating (xxxx0965)	41,105.98		41,105.98
	<i>Total Operating Current Assets</i>	<u>41,105.98</u>		<u>41,105.98</u>
<i>Reserve Current Assets</i>				
1121	CAB Reserve MM (xxxx3436)	(7,380.00)	60,966.57	53,586.57
	<i>Total Reserve Current Assets</i>	<u>(7,380.00)</u>	<u>60,966.57</u>	<u>53,586.57</u>
<i>Accounts Receivable</i>				
1200	Accounts Receivable	2,170.28		2,170.28
	<i>Total Accounts Receivable</i>	<u>2,170.28</u>		<u>2,170.28</u>
	TOTAL ASSETS	<u>35,896.26</u>	<u>60,966.57</u>	<u>96,862.83</u>
Liabilities & Equity				
<i>Liabilities</i>				
2050	Prepaid Assessments	2,148.78		2,148.78
	<i>Total Liabilities</i>	<u>2,148.78</u>		<u>2,148.78</u>
<i>Equity</i>				
3406	Replacement Reserve Fund	(7,380.00)	61,250.37	53,870.37
3490	Reserve Interest Earned- Current Year		136.20	136.20
3519	Operating Interest-Current Year	14.24		14.24
3900	Retained Earnings	20,776.48		20,776.48
	Net Income	20,336.76	(420.00)	19,916.76
	<i>Total Equity</i>	<u>33,747.48</u>	<u>60,966.57</u>	<u>94,714.05</u>
	TOTAL LIABILITIES & EQUITY	<u>35,896.26</u>	<u>60,966.57</u>	<u>96,862.83</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)	61,008.75	61,710.00	(701.25)	82,280.00
5035 Returned Check Fee	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00
5040 Late Fees	0.00	0.00	0.00	240.00	250.00	(10.00)	500.00
5090 Miscellaneous Income	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
TOTAL Income	20,336.25	20,595.00	(258.75)	61,238.75	62,135.00	(896.25)	83,080.00
TOTAL Income	20,336.25	20,595.00	(258.75)	61,238.75	62,135.00	(896.25)	83,080.00
Expense							
<u>Administrative</u>							
6010 Audit & Tax Prep.	0.00	0.00	0.00	295.00	295.00	0.00	295.00
6020 Management & Accounti	437.17	437.00	(0.17)	3,060.19	3,059.00	(1.19)	5,246.00
6030 Insurance	0.00	0.00	0.00	(2,079.00)	0.00	2,079.00	6,590.00
6040 Legal & Professional	0.00	160.00	160.00	150.00	1,120.00	970.00	1,924.00
6050 Printing & Reproduction	29.70	75.00	45.30	217.75	525.00	307.25	900.00
6060 Postage/Mailing	40.45	38.00	(2.45)	194.48	266.00	71.52	450.00
6130 Delinquent Collection Fe	0.00	4.00	4.00	0.00	28.00	28.00	50.00
6150 Misc. Administration	0.00	125.00	125.00	80.00	875.00	795.00	1,500.00
6190 Licenses & Fees	0.00	0.00	0.00	76.01	100.00	23.99	100.00
6220 Social Committee	0.00	33.00	33.00	239.53	231.00	(8.53)	400.00
TOTAL Administrative	507.32	872.00	364.68	2,233.96	6,499.00	4,265.04	17,455.00
<u>Clubhouse/Pool</u>							
7610 Pool Contract	1,134.00	533.00	(601.00)	5,670.00	2,132.00	(3,538.00)	3,200.00
7611 Pool Other	0.00	0.00	0.00	191.56	0.00	(191.56)	0.00
7620 Pool Repair & Maintenan	0.00	250.00	250.00	51.53	1,000.00	948.47	1,500.00
TOTAL Clubhouse/Pool	1,134.00	783.00	(351.00)	5,913.09	3,132.00	(2,781.09)	4,700.00
<u>Landscaping</u>							
7300 Lawn Maintenance	2,822.00	2,300.00	(522.00)	15,476.00	18,600.00	3,124.00	30,100.00
7330 Other Grounds	360.00	333.00	(27.00)	360.00	2,331.00	1,971.00	4,000.00
TOTAL Landscaping	3,182.00	2,633.00	(549.00)	15,836.00	20,931.00	5,095.00	34,100.00
<u>Maintenance/Repairs</u>							
7005 Maintenance Supplies	0.00	42.00	42.00	0.00	294.00	294.00	500.00
7018 Janitorial Service	0.00	500.00	500.00	0.00	1,100.00	1,100.00	1,600.00
7080 General Repair	0.00	167.00	167.00	4,037.12	1,169.00	(2,868.12)	2,000.00
TOTAL Maintenance/Repair:	0.00	709.00	709.00	4,037.12	2,563.00	(1,474.12)	4,100.00
<u>Reserves</u>							
7830 Reserve Contribution	1,685.00	1,685.00	0.00	11,795.00	11,795.00	0.00	20,225.00
TOTAL Reserves	1,685.00	1,685.00	0.00	11,795.00	11,795.00	0.00	20,225.00
<u>Utilities</u>							
7200 Electricity	243.02	208.00	(35.02)	1,086.82	1,456.00	369.18	2,500.00
TOTAL Utilities	243.02	208.00	(35.02)	1,086.82	1,456.00	369.18	2,500.00

Riverwatch HOA

Income and Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Expense	6,751.34	6,890.00	138.66	40,901.99	46,376.00	5,474.01	83,080.00
Excess Revenue / Expense	13,584.91	13,705.00	(120.09)	20,336.76	15,759.00	4,577.76	0.00