Run Date: 02/22/21
Run Time: 02:18 PM

# Riverwalk Homeowners'Association, Inc.
## Balance Sheet
## As of 01/31/21

### ASSETS

| | | | |
|---|---|---|---|
| 1010 | Cash Checking - Operating | $ 1,164,414.81 | |
| 1020 | Petty Cash | 1,020.82 | |
| 1310 | Assessments Receivable | 174,735.53 | |
| 1315 | Bad Debt Allowance | (14,904.77) | |
| 1320 | Due to Reserves | 104,874.67 | |
| 1340 | Late Fees Receivable | 330.44 | |
| 1350 | Legal Fees Receivable | 7,607.91 | |
| 1360 | Misc. Owner Receivables | 586.33 | |
| 1380 | Owner Admin. Fees Receiv. | 65.00 | |
| 1390 | Owner Interest Receiv. | 12,526.39 | |
| 1400 | Violation Fine Recv. | 13,535.41 | |
| 1430 | Application Fee Recv | 250.00 | |
| 1440 | Background Check Recv | 50.00 | |
| 1450 | Estoppel Fee Recv | 500.00 | |
| 1470 | Modem Recv | 65.64 | |
| 1500 | Accounts Receivable | 290,387.80 | |
| 1510 | A/R Other | (4,538.01) | |
| 1610 | Prepaid Insurance | 11,612.00 | |
| 1620 | Prepaid Expenses | 52.92 | |
| 1980 | SUSPENSE | 21.30 | |
| 2010 | Club Car DS | 1,600.00 | |
| 2020 | Canoe - Riverwalk | 1,172.00 | |
| 2030 | Generator #2 | 1,280.00 | |
| 2040 | Cable & Internet | 160,455.00 | |
| 2051 | 2005 Toyota Tundra | 5,000.00 | |
| 2060 | Clubhouse | 4,000.00 | |
| 2070 | Dock Ladder - Floatstep | 1,595.00 | |
| 2080 | Furniture & Fixtures | 26,413.00 | |
| 2090 | Office Equipment | 16,330.00 | |
| 2100 | Generator - S/N 1719825 | 1,031.00 | |
| 2110 | TOPS Software | 12,001.00 | |
| 2220 | Accumulated Depreciation | (167,314.00) | |
| 2550 | Refundable Deposits | 200.00 | |
| | TOTAL ASSETS | | $ 1,826,957.19 |

### LIABILITIES & EQUITY

| | | |
|---|---|---|
| | CURRENT LIABILITIES: | |
| 3010 | Accounts Payable | $ 237,306.96 |
| 3015 | Accrued Expenses | (4,841.38) |
| 3060 | FUI Expense Account | (128.47) |
| 3070 | FUI Liability | 128.47 |
| 3081 | Deferred Boat/Storage Income | 3,360.00 |
| 3090 | Storage Key Deposits | 2,600.00 |
| 3100 | Boat Ramp Kep Deposit | 11,590.00 |
| 3110 | Employee Federal With. | 11,294.42 |
| 3140 | State Tax Withholding | .28 |
| 3160 | Employees Medicare With. | 2,327.39 |
| 3170 | Employers Medicare Liab. | 2,327.39 |

**Riverwalk Homeowners'Association, Inc.**
Balance Sheet
As of 01/31/21

| | | | |
|---|---|---|---|
| 3175 | Employers Medicare Expense | (2,327.39) | |
| 3180 | Employees Garnishment | 900.00 | |
| 3190 | Employee Bonus Pay | (3,594.00) | |
| 3200 | Social Security Employee | 9,951.70 | |
| 3210 | Social Sec Employer Expense | (9,951.70) | |
| 3220 | Social Sec Employer Liability | 9,951.70 | |
| 3310 | Prepaid Owner Assessments | 40,185.83 | |
| 3330 | Accelerated Owner Assmts. | 136,000.00 | |
| 3350 | Payroll | (218,934.16) | |
| 3370 | Holiday Pay Expense Acct | (1,184.00) | |
| 3380 | Sick or Personal Day Expense | (232.00) | |
| 3400 | Payroll Expense | (67,483.07) | |
| 3450 | Payroll Tax | (73,632.19) | |
| | Subtotal Current Liab. | | $ 85,615.78 |
| | RESERVES: | | |
| 5010 | Roof Reserve | $ 200,714.23 | |
| 5015 | Painting Reserve | 9,517.00 | |
| 5050 | Pool Repair Reserve | (1,500.00) | |
| 5060 | Tennis Court Repair Reserve | (1,150.00) | |
| 5095 | Boat Yard Reserve | 45,722.56 | |
| 5200 | Saving Reserve Funds | 486,287.47 | |
| | Subtotal Reserves | | $ 739,591.26 |
| | EQUITY: | | |
| 5510 | Prior Year Net Inc./Loss | $ 1,516,385.55 | |
| 5520 | Retained Earnings | (711,823.62) | |
| | Current Year Net Income/(Loss) | 197,188.22 | |
| | Subtotal Equity | | $ 1,001,750.15 |
| | TOTAL LIABILITIES & EQUITY | | $ 1,826,957.19 |

**Riverwalk Homeowners'Association, Inc.**
Income/Expense Statement
Period: 01/01/21 to 01/31/21

| Description | | Current Period Actual | Current Period Budget | Current Period Variance | Year-To-Date Actual | Year-To-Date Budget | Year-To-Date Variance | Yearly Budget |
|---|---|---|---|---|---|---|---|---|
| INCOME: | | | | | | | | |
| 06000 | OWNER ASSESSMENTS | 224,278.14 | 74,800.00 | 149,478.14 | 224,278.14 | 74,800.00 | 149,478.14 | 897,600.00 |
| 06030 | Interest Income | 38.62 | 500.00 | (461.38) | 38.62 | 500.00 | (461.38) | 6,000.00 |
| 06040 | Late Fee Income | 30.00 | 416.67 | (386.67) | 30.00 | 416.67 | (386.67) | 5,000.00 |
| 06050 | Estoppels Fees | 1,550.00 | 833.33 | 716.67 | 1,550.00 | 833.33 | 716.67 | 10,000.00 |
| 06065 | Application Fees | 500.00 | 1,291.67 | (791.67) | 500.00 | 1,291.67 | (791.67) | 15,500.00 |
| 06090 | Boat Storage Fees | 320.00 | .00 | 320.00 | 320.00 | .00 | 320.00 | .00 |
| 06095 | Transponder Fee | 35.00 | .00 | 35.00 | 35.00 | .00 | 35.00 | .00 |
| 06117 | Background Checks | 125.00 | .00 | 125.00 | 125.00 | .00 | 125.00 | .00 |
| 06118 | Kayak Storage Fees | .00 | 133.33 | (133.33) | .00 | 133.33 | (133.33) | 1,600.00 |
| 06310 | Violation Fines | .00 | 666.67 | (666.67) | .00 | 666.67 | (666.67) | 8,000.00 |
| 06340 | NSF Fee Income | 35.00 | .00 | 35.00 | 35.00 | .00 | 35.00 | .00 |
| 06360 | Misc. Owner Charges | .00 | 25.00 | (25.00) | .00 | 25.00 | (25.00) | 300.00 |
| | Total Income | 226,911.76 | 78,666.67 | 148,245.09 | 226,911.76 | 78,666.67 | 148,245.09 | 944,000.00 |
| | EXPENSES | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Property Management Payroll | 11,634.06 | 16,916.67 | 5,282.61 | 11,634.06 | 16,916.67 | 5,282.61 | 203,000.00 |
| 07090 | Audit Fees | .00 | 316.67 | 316.67 | .00 | 316.67 | 316.67 | 3,800.00 |
| 07110 | Legal Fees | 1,324.53 | 3,333.33 | 2,008.80 | 1,324.53 | 3,333.33 | 2,008.80 | 40,000.00 |
| 07120 | Permits, Fees, Taxes | .00 | 416.67 | 416.67 | .00 | 416.67 | 416.67 | 5,000.00 |
| 07130 | Postage & Mail Handling | .00 | 183.33 | 183.33 | .00 | 183.33 | 183.33 | 2,200.00 |
| 07160 | Insurance Expense | 633.00 | 4,583.33 | 3,950.33 | 633.00 | 4,583.33 | 3,950.33 | 55,000.00 |
| 07170 | Office Expense | 610.61 | 1,166.67 | 556.06 | 610.61 | 1,166.67 | 556.06 | 14,000.00 |
| 07190 | Bank Service Charges | 18.00 | 333.33 | 315.33 | 18.00 | 333.33 | 315.33 | 4,000.00 |
| | General & Administrative | 14,220.20 | 27,250.00 | 13,029.80 | 14,220.20 | 27,250.00 | 13,029.80 | 327,000.00 |
| Operations | | | | | | | | |
| 08010 | General Repair & Maintenance | 1,309.53 | 6,250.00 | 4,940.47 | 1,309.53 | 6,250.00 | 4,940.47 | 75,000.00 |
| 08040 | Maintenance &Janitorial Suppl | 31.26 | 83.33 | 52.07 | 31.26 | 83.33 | 52.07 | 1,000.00 |
| 08050 | Plumbing | .00 | 66.67 | 66.67 | .00 | 66.67 | 66.67 | 800.00 |
| 08060 | Fuel Expense | .00 | 66.67 | 66.67 | .00 | 66.67 | 66.67 | 800.00 |
| 08090 | Concrete Repair | .00 | 83.33 | 83.33 | .00 | 83.33 | 83.33 | 1,000.00 |
| 08100 | Lake Maintenance | 93.00 | 141.67 | 48.67 | 93.00 | 141.67 | 48.67 | 1,700.00 |
| 08110 | Landscape/Irrigation Contract | 6,000.00 | 6,008.33 | 8.33 | 6,000.00 | 6,008.33 | 8.33 | 72,100.00 |
| 08130 | Landscape Revitalization | .00 | 1,666.67 | 1,666.67 | .00 | 1,666.67 | 1,666.67 | 20,000.00 |
| 08150 | Gutter Cleaning | .00 | 733.33 | 733.33 | .00 | 733.33 | 733.33 | 8,800.00 |
| 08160 | Tree Trimming | .00 | 2,916.67 | 2,916.67 | .00 | 2,916.67 | 2,916.67 | 35,000.00 |
| 08170 | Mangrove Trimming | .00 | 233.33 | 233.33 | .00 | 233.33 | 233.33 | 2,800.00 |
| 08200 | Pool Repairs, Parts & Supplie | .00 | 1,250.00 | 1,250.00 | .00 | 1,250.00 | 1,250.00 | 15,000.00 |
| 08220 | Tennis Court Revision | 1,325.00 | .00 | (1,325.00) | 1,325.00 | .00 | (1,325.00) | .00 |
| 08240 | Internet | .00 | 1,250.00 | 1,250.00 | .00 | 1,250.00 | 1,250.00 | 15,000.00 |
| 08250 | Code/Parking Enforcement | 2,996.00 | 3,500.00 | 504.00 | 2,996.00 | 3,500.00 | 504.00 | 42,000.00 |
| 08260 | Bad Debt Expence | .00 | 2,500.00 | 2,500.00 | .00 | 2,500.00 | 2,500.00 | 30,000.00 |
| | Grounds / Operations | 11,754.79 | 26,750.00 | 14,995.21 | 11,754.79 | 26,750.00 | 14,995.21 | 321,000.00 |

Maintenance

## Riverwalk Homeowners'Association, Inc.
Income/Expense Statement
Period: 01/01/21 to 01/31/21

| Description | | Current Period Actual | Current Period Budget | Current Period Variance | Year-To-Date Actual | Year-To-Date Budget | Year-To-Date Variance | Yearly Budget |
|---|---|---|---|---|---|---|---|---|
| 09010 | Electricity | 3,229.24 | 2,916.67 | (312.57) | 3,229.24 | 2,916.67 | (312.57) | 35,000.00 |
| 09015 | Electricity Boat Area | 133.08 | .00 | (133.08) | 133.08 | .00 | (133.08) | .00 |
| 09020 | Water & Sewer | 336.23 | 500.00 | 163.77 | 336.23 | 500.00 | 163.77 | 6,000.00 |
| 09025 | Water -Boat Area | 50.00 | .00 | (50.00) | 50.00 | .00 | (50.00) | .00 |
| 09030 | Telephone & Internet Service | .00 | 1,816.67 | 1,816.67 | .00 | 1,816.67 | 1,816.67 | 21,800.00 |
| 09040 | Trash Removal | .00 | 266.67 | 266.67 | .00 | 266.67 | 266.67 | 3,200.00 |
| 09520 | Internet & Camera DO NOT USE | .00 | 750.00 | 750.00 | .00 | 750.00 | 750.00 | 9,000.00 |
| | Utilities | 3,748.55 | 6,250.01 | 2,501.46 | 3,748.55 | 6,250.01 | 2,501.46 | 75,000.00 |
| Reserve Contributions | | | | | | | | |
| 09510 | Transfer To Reserves | .00 | 18,166.67 | 18,166.67 | .00 | 18,166.67 | 18,166.67 | 218,000.00 |
| | Reserve Contributions | .00 | 18,166.67 | 18,166.67 | .00 | 18,166.67 | 18,166.67 | 218,000.00 |
| | TOTAL EXPENSES | 29,723.54 | 78,416.68 | 48,693.14 | 29,723.54 | 78,416.68 | 48,693.14 | 941,000.00 |
| | CURRENT YEAR NET INCOME/(LOSS | 197,188.22 | 249.99 | 196,938.23 | 197,188.22 | 249.99 | 196,938.23 | 3,000.00 |