

**Riverwalk Homeowners' Association, Inc.**

Balance Sheet  
 As of 02/28/17

ASSETS

1010	Cash Checking - Operating	\$ 537,237.46
1020	Petty Cash	206.00
1310	Assessments Receivable	146,374.72
1315	Bad Debt Allowance	(14,904.77)
1340	Late Fees Receivable	2,215.47
1350	Legal Fees Receivable	.25
1360	Misc. Owner Receivables	633.74
1380	Owner Admin. Fees Receiv.	47.00
1390	Owner Interest Receiv.	30,874.10
1400	Violation Fine Recv.	14,800.00
1450	Estoppel Fee Recv	150.00
1460	Kayak Storage Receivable	100.00
1510	A/R Other	.24
1610	Prepaid Insurance	9,249.00
1620	Prepaid Expenses	1,066.00
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)
	<b>TOTAL ASSETS</b>	<b>\$ 791,612.21</b>

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ (12,392.98)
3015	Accrued Expenses	(5,137.00)
3060	FUI Expense Account	(19.74)
3070	FUI Liability	19.74
3081	Deferred Boat/Storage Income	3,360.00
3090	Storage Key Deposits	2,600.00

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3100	Boat Ramp Kep Deposit	9,090.00	
3110	Employee Federal With.	2,052.00	
3140	State Tax Withholding	.28	
3160	Employees Medicare With.	357.52	
3170	Employers Medicare Liab.	357.52	
3175	Employers Medicare Expense	(357.52)	
3200	Social Security Employee	1,528.71	
3210	Social Sec Employer Expense	(1,528.71)	
3220	Social Sec Employer Liability	1,528.71	
3310	Prepaid Owner Assessments	12,129.35	
3330	Accelerated Owner Assmts.	136,000.00	
3350	Payroll	(24,288.80)	
3370	Holiday Pay Expense Acct	(368.00)	
	Subtotal Current Liab.		\$ 124,931.08
<b>RESERVES:</b>			
5001	Reserve Fund Blance - Other	\$ (20,172.85)	
5015	Painting Reserve	(12,887.00)	
5040	Boat Yard/Ramp/Docks Reserve	44,407.00	
5200	Saving Reserve Funds	311,956.19	
	Subtotal Reserves		\$ 323,303.34
<b>EQUITY:</b>			
5510	Prior Year Net Inc./Loss	\$ 1,005,311.50	
5520	Retained Earnings	(706,274.85)	
	Current Year Net Income/(Loss)	44,341.14	
	Subtotal Equity		\$ 343,377.79
	<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 791,612.21</b>

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### Riverwalk Homeowners' Association, Inc.

Income/Expense Statement  
 Period: 02/01/17 to 02/28/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
06000	OWNER ASSESSMENTS	(700.00)	70,266.67	(70,966.67)	208,755.78	140,533.34	68,222.44	843,200.00
06010	BANK INTERST INCOME	.00	2.50	(2.50)	.00	5.00	(5.00)	30.00
06030	INTEREST INCOME	1,341.10	500.00	841.10	584.37	1,000.00	(415.63)	6,000.00
06040	LATE FEE INCOME	1,710.00	625.00	1,085.00	1,486.00	1,250.00	236.00	7,500.00
06050	ESTOPPELS FEES	150.00	500.00	(350.00)	1,050.00	1,000.00	50.00	6,000.00
06065	NEW OWNER APPLICATION FEES	500.00	750.00	(250.00)	2,000.00	1,500.00	500.00	9,000.00
06066	RENTER APPLICATION FEES	.00	583.33	(583.33)	.00	1,166.66	(1,166.66)	7,000.00
06080	RETURNED CHECK FEES	(6.00)	16.67	(22.67)	(6.00)	33.34	(39.34)	200.00
06090	BOAT STORAGE FEES	(130.00)	516.67	(646.67)	30.00	1,033.34	(1,003.34)	6,200.00
06095	Transponder Fee	.00	20.83	(20.83)	.00	41.66	(41.66)	250.00
06115	HOA UNIT OWNER FINES	.00	500.00	(500.00)	.00	1,000.00	(1,000.00)	6,000.00
06117	BACKGROUND CHECKS	50.00	.00	50.00	525.00	.00	525.00	.00
06118	KAYAK STORAGE FEES	175.00	100.00	75.00	275.00	200.00	75.00	1,200.00
06120	MISCELLANOUSE INCOME	.00	150.00	(150.00)	.00	300.00	(300.00)	1,800.00
06130	POOL/BOAT RAMP KEY DEPOSITS	250.00	208.33	41.67	350.00	416.66	(66.66)	2,500.00
06310	VIOLATION FINES	.00	.00	.00	100.00	.00	100.00	.00
06340	NSF FEE INCOME	35.00	.00	35.00	35.00	.00	35.00	.00
06360	MISC. OWNER CHARGES	.00	.00	.00	525.00	.00	525.00	.00
	<b>Total Income</b>	<b>3,375.10</b>	<b>74,740.00</b>	<b>(71,364.90)</b>	<b>215,710.15</b>	<b>149,480.00</b>	<b>66,230.15</b>	<b>896,880.00</b>

#### EXPENSES

**General & Administrative**

07000	ADMINISTRATIVE	(75.00)	.00	75.00	(2,152.47)	.00	2,152.47	.00
07010	PROPERTY MANAGMENT FEES	.00	14,916.67	14,916.67	.00	29,833.34	29,833.34	179,000.00
07090	AUDIT FEES	.00	416.67	416.67	.00	833.34	833.34	5,000.00
07100	ACCOUNTING CONTRACT	.00	.00	.00	65.89	.00	(65.89)	.00
07110	LEGAL FEES	1,575.00	4,166.67	2,591.67	(1,918.75)	8,333.34	10,252.09	50,000.00
07120	PERMITS, FEE, TAXES	4,040.51	416.67	(3,623.84)	4,040.51	833.34	(3,207.17)	5,000.00
07130	POSTAGE & MAILING HANDLING	.00	341.67	341.67	141.24	683.34	542.10	4,100.00
07140	PRINTING	.00	125.00	125.00	.00	250.00	250.00	1,500.00
07160	INSURANCE EXPENSES	357.13	2,500.00	2,142.87	714.26	5,000.00	4,285.74	30,000.00
07170	OFFICE EXPENSE	1,486.95	1,833.33	346.38	2,639.08	3,666.66	1,027.58	22,000.00
07190	BANK SERVICE CHARGES	.00	.00	.00	553.72	.00	(553.72)	.00
09200	IRS TAX	1,943.26	.00	(1,943.26)	1,943.26	.00	(1,943.26)	.00
09100	Owner Expense Adjustment	.00	.00	.00	700.00	.00	(700.00)	.00
09130	Insurance Expense	357.13	.00	(357.13)	714.26	.00	(714.26)	.00
	<b>General &amp; Administrative</b>	<b>9,684.98</b>	<b>24,716.68</b>	<b>15,031.70</b>	<b>7,441.00</b>	<b>49,433.36</b>	<b>41,992.36</b>	<b>296,600.00</b>

