

Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 02/28/19

ASSETS

1010	Cash Checking - Operating	\$ 807,631.45
1020	Petty Cash	3,364.92
1310	Assessments Receivable	110,107.18
1315	Bad Debt Allowance	(14,904.77)
1320	Due to Reserves	712.56
1340	Late Fees Receivable	1,126.46
1350	Legal Fees Receivable	12,700.25
1360	Misc. Owner Receivables	1,617.65
1390	Owner Interest Receiv.	8,839.48
1400	Violation Fine Recv.	10,869.86
1450	Estoppel Fee Recv	500.00
1470	Modem Recv	.64
1500	Accounts Receivable	2,008.32
1510	A/R Other	(4,538.01)
1610	Prepaid Insurance	10,689.00
1620	Prepaid Expenses	52.92
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	100.00
TOTAL ASSETS		\$ 1,014,440.91

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 247,063.97
3015	Accrued Expenses	(4,841.38)
3060	FUI Expense Account	(128.47)
3070	FUI Liability	128.47

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3081	Deferred Boat/Storage Income	3,360.00	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	9,990.00	
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	
3175	Employers Medicare Expense	(2,327.39)	
3180	Employees Garnishment	900.00	
3190	Employee Bonus Pay	(1,994.00)	
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	16,275.09	
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	(70,166.58)	
3450	Payroll Tax	(6,069.13)	
	Subtotal Current Liab.		\$ 136,341.60
RESERVES:			
5001	Reserve Fund Blance - Other	\$ (20,172.85)	
5015	Painting Reserve	(12,887.00)	
5020	Street Paving Reserve	(4,472.00)	
5040	Boat Yard/Ramp/Docks Reserve	44,407.00	
5050	Pool Repair Reserve	(3,063.50)	
5060	Tennis Court Repair Reserve	3,700.00	
5080	Fence Reserve	5,850.00	
5085	Carport Repair Reserve	(8,049.23)	
5095	Boat Yard Reserve	13,038.00	
5200	Saving Reserve Funds	330,193.87	
	Subtotal Reserves		\$ 348,544.29
EQUITY:			
5510	Prior Year Net Inc./Loss	\$ 1,082,720.90	
5520	Retained Earnings	(711,823.62)	
	Current Year Net Income/(Loss)	158,657.74	
	Subtotal Equity		\$ 529,555.02

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TOTAL LIABILITIES & EQUITY

\$ 1,014,440.91

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Riverwalk Homeowners' Association, Inc.

Income/Expense Statement
Period: 02/01/19 to 02/28/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06000	OWNER ASSESSMENTS	410.73	74,800.00	(74,389.27)	225,382.64	149,600.00	75,782.64	897,600.00
06030	INTEREST INCOME	225.93	500.00	(274.07)	1,310.65	1,000.00	310.65	6,000.00
06040	LATE FEE INCOME	(30.00)	416.67	(446.67)	1,680.00	833.34	846.66	5,000.00
06050	ESTOPPELS FEES	1,600.00	666.67	933.33	1,850.00	1,333.34	516.66	8,000.00
06065	APPLICATION FEES	2,500.00	750.00	1,750.00	4,250.00	1,500.00	2,750.00	9,000.00
06080	RETURNED CHECK FEES	.00	8.33	(8.33)	.00	16.66	(16.66)	100.00
06090	BOAT STORAGE FEES	.00	520.00	(520.00)	.00	1,040.00	(1,040.00)	6,240.00
06095	Transponder Fee	.00	8.33	(8.33)	25.00	16.66	8.34	100.00
06100	Kayak Canoe Storage	.00	133.33	(133.33)	.00	266.66	(266.66)	1,600.00
06117	BACKGROUND CHECKS	400.00	.00	400.00	750.00	.00	750.00	.00
06118	KAYAK STORAGE FEES	.00	133.33	(133.33)	.00	266.66	(266.66)	1,600.00
06120	MISCELLANOUSE INCOME	.03	41.67	(41.64)	.03	83.34	(83.31)	500.00
06130	POOL/BOAT RAMP KEY DEPOSITS	75.00	.00	75.00	225.00	.00	225.00	.00
06310	VIOLATION FINES	(450.05)	500.00	(950.05)	(1,110.05)	1,000.00	(2,110.05)	6,000.00
06360	MISC. OWNER CHARGES	65.00	.00	65.00	(54.67)	.00	(54.67)	.00
	Total Income	4,796.64	78,478.33	(73,681.69)	234,308.60	156,956.66	77,351.94	941,740.00

EXPENSES

General & Administrative

07010	PROPERTY MANAGEMENT FEES	11,281.57	14,916.67	3,635.10	11,281.57	29,833.34	18,551.77	179,000.00
07090	AUDIT FEES	.00	316.67	316.67	.00	633.34	633.34	3,800.00
07110	LEGAL FEES	2,235.00	6,833.33	4,598.33	2,806.22	13,666.66	10,860.44	82,000.00
07120	PERMITS, FEE, TAXES	.00	416.67	416.67	762.26	833.34	71.08	5,000.00
07130	POSTAGE & MAILING HANDLING	.00	208.33	208.33	.00	416.66	416.66	2,500.00
07160	INSURANCE EXPENSES	1,440.00	3,333.33	1,893.33	1,830.60	6,666.66	4,836.06	40,000.00
07170	OFFICE EXPENSE	1,548.16	1,166.67	(381.49)	3,527.42	2,333.34	(1,194.08)	14,000.00
07180	Miscellaneous Expense	251.83	.00	(251.83)	251.83	.00	(251.83)	.00
07190	BANK SERVICE CHARGES	.00	291.67	291.67	.00	583.34	583.34	3,500.00
09080	pool/boat key offset	(100.00)	.00	100.00	.00	.00	.00	.00
General & Administrative		16,656.56	27,483.34	10,826.78	20,459.90	54,966.68	34,506.78	329,800.00

Operations

08010	GENERAL REPAIR & MAINTENANCE	2,655.32	4,166.67	1,511.35	10,253.71	8,333.34	(1,920.37)	50,000.00
08040	MAINTENANCE & JANITORIAL SUPP	260.47	291.67	31.20	260.47	583.34	322.87	3,500.00
08050	PLUMBING	.00	83.33	83.33	.00	166.66	166.66	1,000.00

Income/Expense Statement
Period: 02/01/19 to 02/28/19

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08060	FUEL EXPENSE	124.40	66.67	(57.73)	124.40	133.34	8.94	800.00
08090	CONCRETE REPAIR	.00	83.33	83.33	.00	166.66	166.66	1,000.00
08100	LAKE MAINTENANCE	112.00	141.67	29.67	198.00	283.34	85.34	1,700.00
08110	LANDSCAPE/IRRIGATION CONTRA	5,200.00	5,208.33	8.33	10,400.00	10,416.66	16.66	62,500.00
08120	IRRIGATION MAINTENANCE&REP/	.00	416.67	416.67	.00	833.34	833.34	5,000.00
08130	LANDSCAPE REVITALIZATION	190.00	1,250.00	1,060.00	4,630.00	2,500.00	(2,130.00)	15,000.00
08150	GUTTER CLEANING	.00	731.25	731.25	.00	1,462.50	1,462.50	8,775.00
08160	TREE TRIMMING	9,655.00	2,083.33	(7,571.67)	9,930.00	4,166.66	(5,763.34)	25,000.00
08170	MANGROVE TRIMMING	.00	291.67	291.67	.00	583.34	583.34	3,500.00
08200	POOL REPAIRS, PARTS & SUPPLIE	496.47	1,666.67	1,170.20	683.97	3,333.34	2,649.37	20,000.00
08220	Tennis Court Revision	.00	2,083.33	2,083.33	.00	4,166.66	4,166.66	25,000.00
08240	Internet Tech Contract	925.00	.00	(925.00)	925.00	.00	(925.00)	.00
08250	CODE/PARKING ENFORCEMENT	2,996.00	3,500.00	504.00	2,996.00	7,000.00	4,004.00	42,000.00
08260	BAD DEBTS	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00
	Operations	22,614.66	23,314.59	699.93	40,401.55	46,629.18	6,227.63	279,775.00
Maintenance								
09010	ELECTRICITY	3,154.60	2,916.67	(237.93)	6,206.60	5,833.34	(373.26)	35,000.00
09015	Electricity Boat Area	105.88	250.00	144.12	253.10	500.00	246.90	3,000.00
09020	WATER & SEWER	282.94	500.00	217.06	1,207.97	1,000.00	(207.97)	6,000.00
09025	Water -Boat Area	50.00	50.00	.00	100.00	100.00	.00	600.00
09030	TELEPHONE & INTERNET SERVICE	2,303.68	2,500.00	196.32	4,605.22	5,000.00	394.78	30,000.00
09040	TRASH REMOVAL	288.43	268.75	(19.68)	288.43	537.50	249.07	3,225.00
09520	Internet and Camera Parts	2,070.45	1,500.00	(570.45)	2,070.45	3,000.00	929.55	18,000.00
	Maintenance	8,255.98	7,985.42	(270.56)	14,731.77	15,970.84	1,239.07	95,825.00
Reserve Contributions								
09510	TRANSFER TO RESERVES	.00	18,166.67	18,166.67	.00	36,333.34	36,333.34	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	36,333.34	36,333.34	218,000.00
	TOTAL EXPENSES	47,527.20	76,950.02	29,422.82	75,593.22	153,900.04	78,306.82	923,400.00
	Current Year Net Income/(loss	(42,730.56)	1,528.31	(44,258.87)	158,715.38	3,056.62	155,658.76	18,340.00