

Riverwalk Homeowners' Association, Inc.

Balance Sheet
 As of 02/29/20

ASSETS

1010	Cash Checking - Operating	\$ 983,453.30	
1020	Petty Cash	1,020.82	
1310	Assessments Receivable	92,419.92	
1315	Bad Debt Allowance	(14,904.77)	
1320	Due to Reserves	104,874.67	
1340	Late Fees Receivable	480.44	
1350	Legal Fees Receivable	15,872.13	
1360	Misc. Owner Receivables	1,780.15	
1390	Owner Interest Receiv.	8,424.73	
1400	Violation Fine Recv.	20,167.41	
1440	Background Check Recv	16.17	
1450	Estoppel Fee Recv	500.00	
1470	Modem Recv	65.64	
1500	Accounts Receivable	7,176.70	
1510	A/R Other	(4,538.01)	
1610	Prepaid Insurance	12,129.00	
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	100.00	
	TOTAL ASSETS		\$ 1,292,675.52

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 247,999.76
3015	Accrued Expenses	(4,841.38)

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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	10,190.00	
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	(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	16,232.24	
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	(66,226.56)	
3450	Payroll Tax	(40,422.75)	
	Subtotal Current Liab.		\$ 105,420.94
RESERVES:			
5010	Roof Reserve	\$ 272,000.00	
5015	Painting Reserve	184,357.00	
5095	Boat Yard Reserve	44,450.88	
5200	Saving Reserve Funds	168,215.78	
	Subtotal Reserves		\$ 669,023.66
EQUITY:			
5510	Prior Year Net Inc./Loss	\$ 1,075,874.86	
5520	Retained Earnings	(711,823.62)	
	Current Year Net Income/(Loss)	154,179.68	
	Subtotal Equity		\$ 518,230.92
	TOTAL LIABILITIES & EQUITY		\$ 1,292,675.52
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Run Date: 05/28/20

Run Time: 11:19 AM

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 02/01/20 to 02/29/20

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME:								
06000	OWNER ASSESSMENTS	(5.38)	74,800.00	(74,805.38)	223,904.81	149,600.00	74,304.81	897,600.00
06030	INTEREST INCOME	802.60	500.00	302.60	783.40	1,000.00	(216.60)	6,000.00
06040	LATE FEE INCOME	1,080.00	416.67	663.33	1,050.00	833.34	216.66	5,000.00
06050	ESTOPPELS FEES	850.00	666.67	183.33	1,600.00	1,333.34	266.66	8,000.00
06065	APPLICATION FEES	1,000.00	750.00	250.00	1,750.00	1,500.00	250.00	9,000.00
06080	RETURNED CHECK FEES	.00	8.33	(8.33)	.00	16.66	(16.66)	100.00
06090	BOAT STORAGE FEES	160.00	520.00	(360.00)	320.00	1,040.00	(720.00)	6,240.00
06095	Transponder Fee	25.00	8.33	16.67	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	200.00	.00	200.00	375.00	.00	375.00	.00
06118	KAYAK STORAGE FEES	.00	133.33	(133.33)	.00	266.66	(266.66)	1,600.00
06120	MISCELLANEOUSE INCOME	.00	41.67	(41.67)	.00	83.34	(83.34)	500.00
06130	POOL/BOAT RAMP KEY DEPOSITS	75.00	.00	75.00	150.00	.00	150.00	.00
06310	VIOLATION FINES	700.00	500.00	200.00	(700.00)	1,000.00	(1,700.00)	6,000.00
06360	MISC. OWNER CHARGES	150.00	.00	150.00	345.00	.00	345.00	.00
	Total Income	5,037.22	78,478.33	(73,441.11)	229,603.21	156,956.66	72,646.55	941,740.00
EXPENSES								
General & Administrative								
07010	PROPERTY MANAGEMENT FEES	12,200.00	14,916.67	2,716.67	24,395.32	29,833.34	5,438.02	179,000.00
07090	AUDIT FEES	.00	316.67	316.67	.00	633.34	633.34	3,800.00
07110	LEGAL FEES	3,859.00	6,833.33	2,974.33	4,159.00	13,666.66	9,507.66	82,000.00
07120	PERMITS, FEE, TAXES	.00	416.67	416.67	.00	833.34	833.34	5,000.00
07130	POSTAGE & MAILING HANDLING	.00	208.33	208.33	.00	416.66	416.66	2,500.00
07160	INSURANCE EXPENSES	.00	3,333.33	3,333.33	351.00	6,666.66	6,315.66	40,000.00
07170	OFFICE EXPENSE	1,034.28	1,166.67	132.39	2,161.65	2,333.34	171.69	14,000.00
07190	BANK SERVICE CHARGES	.00	291.67	291.67	1,855.40	583.34	(1,272.06)	3,500.00
	General & Administrative	17,093.28	27,483.34	10,390.06	32,922.37	54,966.68	22,044.31	329,800.00
Operations								
08010	GENERAL REPAIR & MAINTENANCE	2,958.58	4,166.67	1,208.09	3,391.95	8,333.34	4,941.39	50,000.00
08040	MAINTENANCE&JANITORIAL SUPPLY	368.11	291.67	(76.44)	368.11	583.34	215.23	3,500.00
08050	PLUMBING	.00	83.33	83.33	.00	166.66	166.66	1,000.00
08060	FUEL EXPENSE	.00	66.67	66.67	.00	133.34	133.34	800.00
08090	CONCRETE REPAIR	.00	83.33	83.33	94.59	166.66	72.07	1,000.00
08100	LAKE MAINTENANCE	274.00	141.67	(132.33)	363.00	283.34	(79.66)	1,700.00
08110	LANDSCAPE/IRRIGATION CONTRACT	15,131.85	5,208.33	(9,923.52)	15,131.85	10,416.66	(4,715.19)	62,500.00
08120	IRRIGATION MAINTENANCE&REPAIR	.00	416.67	416.67	.00	833.34	833.34	5,000.00
08130	LANDSCAPE REVITALIZATION	462.00	1,250.00	788.00	462.00	2,500.00	2,038.00	15,000.00
08150	GUTTER CLEANING	.00	731.25	731.25	.00	1,462.50	1,462.50	8,775.00
08160	TREE TRIMMING	.00	2,083.33	2,083.33	.00	4,166.66	4,166.66	25,000.00
08170	MANGROVE TRIMMING	.00	291.67	291.67	.00	583.34	583.34	3,500.00
08200	POOL REPAIRS, PARTS & SUPPLIE	281.91	1,666.67	1,384.76	552.53	3,333.34	2,780.81	20,000.00
08220	Tennis Court Revision	63.24	2,083.33	2,020.09	3,466.53	4,166.66	700.13	25,000.00
08240	Internet Tech Contract	662.50	.00	(662.50)	2,022.50	.00	(2,022.50)	.00
08250	CODE/PARKING ENFORCEMENT	6,291.60	3,500.00	(2,791.60)	6,291.60	7,000.00	708.40	42,000.00
08260	BAD DEBTS	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00

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Income/Expense Statement

Period: 02/01/20 to 02/29/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Operations	26,493.79	23,314.59	(3,179.20)	32,144.66	46,629.18	14,484.52	279,775.00
Maintenance							
09010 ELECTRICITY	2,909.63	2,916.67	7.04	6,017.86	5,833.34	(184.52)	35,000.00
09015 Electricity Boat Area	151.22	250.00	98.78	297.61	500.00	202.39	3,000.00
09020 WATER & SEWER	202.19	500.00	297.81	531.31	1,000.00	468.69	6,000.00
09025 Water -Boat Area	50.00	50.00	.00	100.00	100.00	.00	600.00
09030 TELEPHONE & INTERNET SERVICE	2,322.79	2,500.00	177.21	4,640.32	5,000.00	359.68	30,000.00
09040 TRASH REMOVAL	290.51	268.75	(21.76)	581.02	537.50	(43.52)	3,225.00
09520 Internet and Camera Parts	.00	1,500.00	1,500.00	326.07	3,000.00	2,673.93	18,000.00
Maintenance	5,926.34	7,985.42	2,059.08	12,494.19	15,970.84	3,476.65	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	49,513.41	76,950.02	27,436.61	77,561.22	153,900.04	76,338.82	923,400.00
CURRENT YEAR NET INCOME/ (LOSS)	(44,476.19)	1,528.31	(46,004.50)	152,041.99	3,056.62	148,985.37	18,340.00