Run Date: 05/17/18
Run Time: 09:41 AM

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 04/30/18

ASSETS

1010	Cash Checking - Operating	$ 699,059.17	
1020	Petty Cash	1,706.00	
1310	Assessments Receivable	122,048.22	
1315	Bad Debt Allowance	(14,904.77)	
1320	Due to Reserves	712.56	
1340	Late Fees Receivable	192.44	
1350	Legal Fees Receivable	.25	
1360	Misc. Owner Receivables	4,548.28	
1380	Owner Admin. Fees Receiv.	47.00	
1390	Owner Interest Receiv.	8,017.27	
1400	Violation Fine Recv.	5,250.05	
1450	Estoppel Fee Recv	150.00	
1470	Modem Recv	75.73	
1500	Accounts Receivable	722.31	
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)	
	TOTAL ASSETS		$ 897,391.42

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	$ 98,378.51
3015	Accrued Expenses	(4,841.38)
3060	FUI Expense Account	(128.47)
3070	FUI Liability	128.47

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 04/30/18

3081	Deferred Boat/Storage Income	3,360.00	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	9,290.00	
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	14,771.72	
3330	Accelerated Owner Assmts.	136,000.00	
3350	Payroll	(233,549.61)	
3370	Holiday Pay Expense Acct	(1,184.00)	
3380	Sick or Personal Day Expense	(232.00)	
3400	Payroll Expense	(37,153.79)	
	Subtotal Current Liab.		$ 9,919.24
RESERVES:			
5001	Reserve Fund Blance - Other	$ (20,172.85)	
5015	Painting Reserve	(12,887.00)	
5040	Boat Yard/Ramp/Docks Reserve	44,407.00	
5050	Pool Repair Reserve	(3,063.50)	
5085	Carport Repair Reserve	(8,049.23)	
5200	Saving Reserve Funds	324,376.92	
	Subtotal Reserves		$ 324,611.34
EQUITY:			
5510	Prior Year Net Inc./Loss	$ 1,076,022.85	
5520	Retained Earnings	(711,823.62)	
	Current Year Net Income/(Loss)	198,661.61	
	Subtotal Equity		$ 562,860.84
	TOTAL LIABILITIES & EQUITY		$ 897,391.42

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 04/01/18 to 04/30/18

Account	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	214,445.72	71,400.00	143,045.72	426,616.12	285,600.00	141,016.12	856,800.00
06030	INTEREST INCOME	(3.56)	.00	(3.56)	2,204.74	.00	2,204.74	.00
06040	LATE FEE INCOME	.00	500.00	(500.00)	1,260.00	2,000.00	(740.00)	6,000.00
06050	ESTOPPELS FEES	250.00	416.67	(166.67)	2,650.00	1,666.68	983.32	5,000.00
06065	APPLICATION FEES	750.00	1,500.00	(750.00)	3,750.00	6,000.00	(2,250.00)	18,000.00
06080	RETURNED CHECK FEES	.00	16.67	(16.67)	.00	66.68	(66.68)	200.00
06090	BOAT STORAGE FEES	160.00	533.33	(373.33)	489.70	2,133.32	(1,643.62)	6,400.00
06095	Transponder Fee	.00	31.25	(31.25)	100.00	125.00	(25.00)	375.00
06117	BACKGROUND CHECKS	200.00	.00	200.00	825.00	.00	825.00	.00
06118	KAYAK STORAGE FEES	50.00	133.33	(83.33)	275.00	533.32	(258.32)	1,600.00
06120	MISCELLANOUSE INCOME	.00	41.67	(41.67)	.00	166.68	(166.68)	500.00
06130	POOL/BOAT RAMP KEY DEPOSITS	375.00	.00	375.00	575.00	.00	575.00	.00
06310	VIOLATION FINES	300.00	250.00	50.00	2,250.00	1,000.00	1,250.00	3,000.00
06340	NSF FEE INCOME	35.00	.00	35.00	35.00	.00	35.00	.00
06360	MISC. OWNER CHARGES	(5.00)	.00	(5.00)	87.23	.00	87.23	.00
	Total Income	216,557.16	74,822.92	141,734.24	441,117.79	299,291.68	141,826.11	897,875.00

EXPENSES

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
General & Administrative								
07010	PROPERTY MANAGMENT FEES	.00	14,416.67	14,416.67	.00	57,666.68	57,666.68	173,000.00
07090	AUDIT FEES	.00	316.67	316.67	3,800.00	1,266.68	(2,533.32)	3,800.00
07110	LEGAL FEES	10,627.65	2,500.00	(8,127.65)	18,706.80	10,000.00	(8,706.80)	30,000.00
07120	PERMITS, FEE, TAXES	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
07130	POSTAGE & MAILING HANDLING	.00	133.33	133.33	1,753.97	533.32	(1,220.65)	1,600.00
07140	PRINTING	.00	41.67	41.67	.00	166.68	166.68	500.00
07160	INSURANCE EXPENSES	16,593.40	3,166.67	(13,426.73)	17,301.40	12,666.68	(4,634.72)	38,000.00
07170	OFFICE EXPENSE	1,088.75	1,166.67	77.92	4,613.48	4,666.68	53.20	14,000.00
07180	Miscellaneous Expense	.00	.00	.00	3.00	.00	(3.00)	.00
07190	BANK SERVICE CHARGES	1,150.88	291.67	(859.21)	1,214.88	1,166.68	(48.20)	3,500.00
09200	IRS TAX	5,376.67	.00	(5,376.67)	42,840.67	.00	(42,840.67)	.00
09080	pool/boat key offset	100.00	.00	(100.00)	100.00	.00	(100.00)	.00
09130	Insurance Expense	.00	.00	.00	4,248.00	.00	(4,248.00)	.00
	General & Administrative	34,937.35	22,450.02	(12,487.33)	94,582.20	89,800.08	(4,782.12)	269,400.00
Operations								
08010	GENERAL REPAIR & MAINTENANC	3,528.92	4,250.00	721.08	14,580.87	17,000.00	2,419.13	51,000.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 04/01/18 to 04/30/18

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
08040	MAINTENANCE&JANITORIAL SUPI	421.91	.00	(421.91)	1,138.93	.00	(1,138.93)	.00
08050	PLUMBING	.00	125.00	125.00	.00	500.00	500.00	1,500.00
08060	FUEL EXPENSE	.00	83.33	83.33	308.15	333.32	25.17	1,000.00
08090	CONCRETE REPAIR	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
08100	LAKE MAINTENANCE	112.00	141.67	29.67	546.00	566.68	20.68	1,700.00
08110	LANDSCAPE/IRRIGATION CONTR/	10,400.00	5,208.33	(5,191.67)	20,800.00	20,833.32	33.32	62,500.00
08120	IRRIGATION MAINTENANCE&REP/	.00	416.67	416.67	787.68	1,666.68	879.00	5,000.00
08130	LANDSCAPE REVITALIZATION	3,000.00	1,666.67	(1,333.33)	3,382.50	6,666.68	3,284.18	20,000.00
08150	GUTTER CLEANING	.00	583.33	583.33	.00	2,333.32	2,333.32	7,000.00
08160	TREE TRIMMING	.00	2,500.00	2,500.00	19,585.54	10,000.00	(9,585.54)	30,000.00
08170	MANGROVE TRIMMING	.00	133.33	133.33	1,400.00	533.32	(866.68)	1,600.00
08190	POOL MAINT. CONTRACT	.00	941.67	941.67	1,790.00	3,766.68	1,976.68	11,300.00
08200	POOL REPAIRS, PARTS & SUPPLIE	3,056.40	1,666.67	(1,389.73)	9,748.89	6,666.68	(3,082.21)	20,000.00
08220	Tennis Court Revision	.00	8,333.33	8,333.33	3,991.25	33,333.32	29,342.07	100,000.00
08240	Internet Tech Contract	618.97	1,250.00	631.03	4,332.76	5,000.00	667.24	15,000.00
08250	CODE/PARKING ENFORCEMENT	2,996.00	3,500.00	504.00	9,437.40	14,000.00	4,562.60	42,000.00
08260	BAD DEBTS	.00	1,250.00	1,250.00	.00	5,000.00	5,000.00	15,000.00
	Operations	24,134.20	32,466.67	8,332.47	91,829.97	129,866.68	38,036.71	389,600.00
Maintenance								
09010	ELECTRICITY	3,072.20	2,916.67	(155.53)	21,183.42	11,666.68	(9,516.74)	35,000.00
09015	Electricity Boat Area	330.30	250.00	(80.30)	1,429.95	1,000.00	(429.95)	3,000.00
09020	WATER & SEWER	4,442.77	500.00	(3,942.77)	10,143.70	2,000.00	(8,143.70)	6,000.00
09025	Water -Boat Area	100.00	50.00	(50.00)	400.00	200.00	(200.00)	600.00
09030	TELEPHONE & INTERNET SERVICI	4,539.10	2,500.00	(2,039.10)	11,196.77	10,000.00	(1,196.77)	30,000.00
09040	TRASH REMOVAL	274.56	258.33	(16.23)	1,098.24	1,033.32	(64.92)	3,100.00
09520	Internet and Camera Parts	1,075.38	.00	(1,075.38)	3,604.27	.00	(3,604.27)	.00
	Maintenance	13,834.31	6,475.00	(7,359.31)	49,056.35	25,900.00	(23,156.35)	77,700.00
Reserve Contributions								
09510	TRANSFER TO RESERVES	.00	12,500.00	12,500.00	6,390.92	50,000.00	43,609.08	150,000.00
	Reserve Contributions	.00	12,500.00	12,500.00	6,390.92	50,000.00	43,609.08	150,000.00
	TOTAL EXPENSES	72,905.86	73,891.69	985.83	241,859.44	295,566.76	53,707.32	886,700.00