

**Riverwalk Homeowners' Association, Inc.**

## Balance Sheet

As of 04/30/19

## ASSETS

|              |                           |               |                 |
|--------------|---------------------------|---------------|-----------------|
| 1010         | Cash Checking - Operating | \$ 899,309.98 |                 |
| 1020         | Petty Cash                | 4,433.92      |                 |
| 1310         | Assessments Receivable    | 113,143.30    |                 |
| 1315         | Bad Debt Allowance        | (14,904.77)   |                 |
| 1320         | Due to Reserves           | 712.56        |                 |
| 1340         | Late Fees Receivable      | 180.44        |                 |
| 1350         | Legal Fees Receivable     | 12,700.25     |                 |
| 1360         | Misc. Owner Receivables   | 1,767.65      |                 |
| 1390         | Owner Interest Receiv.    | 6,930.63      |                 |
| 1400         | Violation Fine Recv.      | 12,030.10     |                 |
| 1450         | Estoppel Fee Recv         | 505.89        |                 |
| 1470         | Modem Recv                | .64           |                 |
| 1500         | Accounts Receivable       | 9,468.70      |                 |
| 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 |                           |               | \$ 1,116,146.20 |

=====

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES:

|      |                     |               |  |
|------|---------------------|---------------|--|
| 3010 | Accounts Payable    | \$ 249,255.80 |  |
| 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 04/30/19

|                        |                               |              |               |
|------------------------|-------------------------------|--------------|---------------|
| 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     | 11,668.57    |               |
| 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               | (63,570.43)  |               |
| 3450                   | Payroll Tax                   | (9,052.89)   |               |
| Subtotal Current Liab. |                               |              | \$ 137,539.30 |

## 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) | 259,165.33      |               |
| Subtotal Equity |                                |                 | \$ 630,062.61 |

**Riverwalk Homeowners' Association, Inc.**

Balance Sheet  
As of 04/30/19

|                            |                 |
|----------------------------|-----------------|
| TOTAL LIABILITIES & EQUITY | \$ 1,116,146.20 |
|                            | =====           |

**Riverwalk Homeowners' Association, Inc.**

## Income/Expense Statement

Period: 04/01/19 to 04/30/19

| Account                  | Description                 | Actual     | Current Period |             | Actual     | Year-To-Date |             | Yearly Budget |
|--------------------------|-----------------------------|------------|----------------|-------------|------------|--------------|-------------|---------------|
|                          |                             |            | Budget         | Variance    |            | Budget       | Variance    |               |
| INCOME:                  |                             |            |                |             |            |              |             |               |
| 06000                    | OWNER ASSESSMENTS           | 224,421.17 | 74,800.00      | 149,621.17  | 449,803.81 | 299,200.00   | 150,603.81  | 897,600.00    |
| 06030                    | INTEREST INCOME             | 329.13     | 500.00         | (170.87)    | 2,300.25   | 2,000.00     | 300.25      | 6,000.00      |
| 06040                    | LATE FEE INCOME             | (290.00)   | 416.67         | (706.67)    | 1,390.00   | 1,666.68     | (276.68)    | 5,000.00      |
| 06050                    | ESTOPPELS FEES              | 250.00     | 666.67         | (416.67)    | 3,700.00   | 2,666.68     | 1,033.32    | 8,000.00      |
| 06065                    | APPLICATION FEES            | 1,275.00   | 750.00         | 525.00      | 6,775.00   | 3,000.00     | 3,775.00    | 9,000.00      |
| 06080                    | RETURNED CHECK FEES         | .00        | 8.33           | (8.33)      | .00        | 33.32        | (33.32)     | 100.00        |
| 06090                    | BOAT STORAGE FEES           | .00        | 520.00         | (520.00)    | .00        | 2,080.00     | (2,080.00)  | 6,240.00      |
| 06095                    | Transponder Fee             | .00        | 8.33           | (8.33)      | 25.00      | 33.32        | (8.32)      | 100.00        |
| 06100                    | Kayak Canoe Storage         | .00        | 133.33         | (133.33)    | .00        | 533.32       | (533.32)    | 1,600.00      |
| 06117                    | BACKGROUND CHECKS           | 275.00     | .00            | 275.00      | 1,325.00   | .00          | 1,325.00    | .00           |
| 06118                    | KAYAK STORAGE FEES          | .00        | 133.33         | (133.33)    | .00        | 533.32       | (533.32)    | 1,600.00      |
| 06120                    | MISCELLANOUSE INCOME        | .00        | 41.67          | (41.67)     | .03        | 166.68       | (166.65)    | 500.00        |
| 06130                    | POOL/BOAT RAMP KEY DEPOSITS | 375.00     | .00            | 375.00      | 825.00     | .00          | 825.00      | .00           |
| 06310                    | VIOLATION FINES             | (232.73)   | 500.00         | (732.73)    | 1,857.22   | 2,000.00     | (142.78)    | 6,000.00      |
| 06360                    | MISC. OWNER CHARGES         | 145.00     | .00            | 145.00      | 255.33     | .00          | 255.33      | .00           |
|                          |                             |            |                |             |            |              |             |               |
|                          | Total Income                | 226,547.57 | 78,478.33      | 148,069.24  | 468,256.64 | 313,913.32   | 154,343.32  | 941,740.00    |
|                          |                             |            |                |             |            |              |             |               |
| EXPENSES                 |                             |            |                |             |            |              |             |               |
|                          |                             |            |                |             |            |              |             |               |
| General & Administrative |                             |            |                |             |            |              |             |               |
| 07000                    | ADMINISTRATIVE              | (13.47)    | .00            | 13.47       | (13.47)    | .00          | 13.47       | .00           |
| 07010                    | PROPERTY MANAGMENT FEES     | 17,286.64  | 14,916.67      | (2,369.97)  | 51,131.34  | 59,666.68    | 8,535.34    | 179,000.00    |
| 07090                    | AUDIT FEES                  | .00        | 316.67         | 316.67      | .00        | 1,266.68     | 1,266.68    | 3,800.00      |
| 07110                    | LEGAL FEES                  | (1,541.70) | 6,833.33       | 8,375.03    | 1,924.52   | 27,333.32    | 25,408.80   | 82,000.00     |
| 07120                    | PERMITS, FEE, TAXES         | .00        | 416.67         | 416.67      | 762.26     | 1,666.68     | 904.42      | 5,000.00      |
| 07130                    | POSTAGE & MAILING HANDLING  | .00        | 208.33         | 208.33      | .00        | 833.32       | 833.32      | 2,500.00      |
| 07160                    | INSURANCE EXPENSES          | 15,941.07  | 3,333.33       | (12,607.74) | 19,695.67  | 13,333.32    | (6,362.35)  | 40,000.00     |
| 07170                    | OFFICE EXPENSE              | 1,227.17   | 1,166.67       | (60.50)     | 6,546.98   | 4,666.68     | (1,880.30)  | 14,000.00     |
| 07180                    | Miscellaneous Expense       | .00        | .00            | .00         | 251.83     | .00          | (251.83)    | .00           |
| 07190                    | BANK SERVICE CHARGES        | 1,578.01   | 291.67         | (1,286.34)  | 2,373.82   | 1,166.68     | (1,207.14)  | 3,500.00      |
| 09200                    | IRS TAX                     | .00        | .00            | .00         | (35.20)    | .00          | 35.20       | .00           |
|                          |                             |            |                |             |            |              |             |               |
|                          | General & Administrative    | 34,477.72  | 27,483.34      | (6,994.38)  | 82,637.75  | 109,933.36   | 27,295.61   | 329,800.00    |
|                          |                             |            |                |             |            |              |             |               |
| Operations               |                             |            |                |             |            |              |             |               |
| 08010                    | GENERAL REPAIR & MAINTENANC | 1,773.15   | 4,166.67       | 2,393.52    | 29,384.95  | 16,666.68    | (12,718.27) | 50,000.00     |
| 08040                    | MAINTENANCE&JANITORIAL SUPP | 416.07     | 291.67         | (124.40)    | 694.77     | 1,166.68     | 471.91      | 3,500.00      |