

Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 04/30/21

ASSETS

1010	Cash Checking - Operating	\$ 1,166,208.75	
1020	Petty Cash	378.27	
1310	Assessments Receivable	67,853.10	
1315	Bad Debt Allowance	(14,904.77)	
1340	Late Fees Receivable	1,648.00	
1350	Legal Fees Receivable	11,200.00	
1360	Misc. Owner Receivables	1,161.38	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	13,855.50	
1400	Violation Fine Recv.	15,460.00	
1620	Prepaid Expenses	660.00	
TOTAL ASSETS			\$ 1,263,555.23

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 111,149.52	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	11,565.00	
3310	Prepaid Owner Assessments	17,512.52	
3315	Deferred Maintenance	149,480.00	
Subtotal Current Liab.			\$ 292,307.04

RESERVES:

5200	Capital Asset Saving Funds	\$ 565,273.24	
Subtotal Reserves			\$ 565,273.24

EQUITY:

5510	Prior Year Net Inc./Loss	\$ 1,516,385.55	
5520	Retained Earnings	(1,231,741.51)	
	Current Year Net Income/(Loss)	121,330.91	
Subtotal Equity			\$ 405,974.95

TOTAL LIABILITIES & EQUITY \$ 1,263,555.23

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Income/Expense Statement

Period: 04/01/21 to 04/30/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	299,200.00	299,200.00	.00	897,600.00
06010	Bank Interest Income	38.89	28.92	9.97	38.89	115.68	(76.79)	347.00
06030	Interest Income	(73.92)	717.33	(791.25)	2,182.98	2,869.32	(686.34)	8,608.00
06040	Late Fee Income	(30.00)	420.00	(450.00)	1,091.52	1,680.00	(588.48)	5,040.00
06050	Estoppels Fees	1,450.00	827.75	622.25	3,750.00	3,311.00	439.00	9,933.00
06065	Application Fees	1,750.00	1,058.33	691.67	4,750.00	4,233.32	516.68	12,700.00
06090	Boat Storage Fees	.00	.00	.00	640.00	.00	640.00	.00
06095	Transponder Fee	.00	.00	.00	70.00	.00	70.00	.00
06117	Background Checks	275.00	611.08	(336.08)	800.00	2,444.32	(1,644.32)	7,333.00
06118	Kayak Storage Fees	.00	133.33	(133.33)	.00	533.32	(533.32)	1,600.00
06120	Miscellaneous Income	150.00	.00	150.00	150.00	.00	150.00	.00
06130	Pool Key Income	.00	93.75	(93.75)	150.00	375.00	(225.00)	1,125.00
06310	Violation Fines	5,300.00	298.33	5,001.67	5,950.00	1,193.32	4,756.68	3,580.00
06340	NSF Fee Income	.00	19.42	(19.42)	5.00	77.68	(72.68)	233.00
06360	Misc. Owner Charges	150.00	106.67	43.33	150.00	426.68	(276.68)	1,280.00
	Total Income	83,809.97	79,114.91	4,695.06	318,928.39	316,459.64	2,468.75	949,379.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	13,465.41	15,768.50	2,303.09	56,788.73	63,074.00	6,285.27	189,222.00
07011	Payroll Taxes	1,330.79	.00	(1,330.79)	8,167.01	.00	(8,167.01)	.00
07012	Payroll Processing Fees	53.22	.00	(53.22)	309.03	.00	(309.03)	.00
07090	Audit Fees	.00	316.67	316.67	.00	1,266.68	1,266.68	3,800.00
07110	Legal Fees	3,444.04	4,166.67	722.63	11,589.03	16,666.68	5,077.65	50,000.00
07120	Permits, Fees, Taxes	.00	106.42	106.42	78.07	425.68	347.61	1,277.00
07130	Postage & Mail Handling	.00	74.58	74.58	.00	298.32	298.32	895.00
07140	Printing	.00	.00	.00	174.95	.00	(174.95)	.00
07160	Insurance Expense	310.00	4,583.33	4,273.33	1,658.94	18,333.32	16,674.38	55,000.00
07170	Office Expense	677.37	1,666.67	989.30	3,759.36	6,666.68	2,907.32	20,000.00
07190	Bank Service Charges	6.00	153.00	147.00	417.95	612.00	194.05	1,836.00
09130	Insurance Expense	.00	.00	.00	1,394.00	.00	(1,394.00)	.00
	General & Administrative	19,286.83	26,835.84	7,549.01	84,337.07	107,343.36	23,006.29	322,030.00
Operations								
08010	General Repair & Maintenance	1,104.25	3,333.33	2,229.08	12,189.72	13,333.32	1,143.60	40,000.00
08040	Maintenance &Janitorial Suppl	(15.25)	238.92	254.17	1,545.40	955.68	(589.72)	2,867.00
08050	Plumbing	.00	166.67	166.67	.00	666.68	666.68	2,000.00
08060	Fuel Expense	135.00	48.67	(86.33)	211.84	194.68	(17.16)	584.00
08065	Golf Cart & Truck Expense	.00	.00	.00	(461.68)	.00	461.68	.00
08090	Concrete Repair	.00	833.33	833.33	.00	3,333.32	3,333.32	10,000.00

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Income/Expense Statement

Period: 04/01/21 to 04/30/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08100	Lake Maintenance	121.00	171.25	50.25	707.00	685.00	(22.00)	2,055.00
08110	Landscape/Irrigation Contract	6,574.86	6,008.33	(566.53)	24,574.86	24,033.32	(541.54)	72,100.00
08120	Irrigation Maintenance& Repai	.00	550.67	550.67	1,752.56	2,202.68	450.12	6,608.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	.00	10,000.00	10,000.00	30,000.00
08150	Gutter Cleaning	5,995.00	733.33	(5,261.67)	5,995.00	2,933.32	(3,061.68)	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	26,155.00	12,908.32	(13,246.68)	38,725.00
08170	Mangrove Trimming	.00	233.33	233.33	700.00	933.32	233.32	2,800.00
08200	Pool Repairs, Parts & Supplie	748.22	2,500.00	1,751.78	1,502.47	10,000.00	8,497.53	30,000.00
08220	Tennis Court Revision	214.09	416.67	202.58	1,539.09	1,666.68	127.59	5,000.00
08230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	3,333.32	3,333.32	10,000.00
08235	Social Events	.00	166.67	166.67	.00	666.68	666.68	2,000.00
08240	Tech Support & Repairs	4,441.16	147.33	(4,293.83)	4,926.16	589.32	(4,336.84)	1,768.00
08250	Code/Parking Enforcement	6,351.52	3,605.00	(2,746.52)	12,643.12	14,420.00	1,776.88	43,260.00
08260	Bad Debt Expence	.00	4,333.33	4,333.33	.00	17,333.32	17,333.32	52,000.00
	Grounds / Operations	25,669.85	30,047.24	4,377.39	93,980.54	120,188.96	26,208.42	360,567.00
	Maintenance							
09010	Electricity	3,211.96	2,695.75	(516.21)	12,617.67	10,783.00	(1,834.67)	32,349.00
09015	Electricity Boat Area	.00	.00	.00	381.58	.00	(381.58)	.00
09020	Water & Sewer	603.38	486.08	(117.30)	2,217.73	1,944.32	(273.41)	5,833.00
09025	Water -Boat Area	.00	.00	.00	50.00	.00	(50.00)	.00
09030	Telephone & Internet Service	.00	200.00	200.00	492.25	800.00	307.75	2,400.00
09040	Trash Removal	592.10	266.67	(325.43)	914.10	1,066.68	152.58	3,200.00
09520	Internet & Camera	2,242.24	416.67	(1,825.57)	2,574.51	1,666.68	(907.83)	5,000.00
	Utilities	6,649.68	4,065.17	(2,584.51)	19,247.84	16,260.68	(2,987.16)	48,782.00
	Reserve Contributions							
09510	Transfer To Reserves	.00	18,166.67	18,166.67	.00	72,666.68	72,666.68	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	72,666.68	72,666.68	218,000.00
	TOTAL EXPENSES	51,606.36	79,114.92	27,508.56	197,565.45	316,459.68	118,894.23	949,379.00
	Current Year Net Income/(loss	32,203.61	(.01)	32,203.62	121,362.94	(.04)	121,362.98	.00