Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 05/31/20

ASSETS

1010	Cash Checking - Operating	$ 932,851.76	
1020	Petty Cash	1,020.82	
1310	Assessments Receivable	132,787.39	
1315	Bad Debt Allowance	(14,904.77)	
1320	Due to Reserves	104,874.67	
1340	Late Fees Receivable	630.44	
1350	Legal Fees Receivable	10,740.55	
1360	Misc. Owner Receivables	551.33	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	9,964.02	
1400	Violation Fine Recv.	17,034.15	
1440	Background Check Recv	16.17	
1450	Estoppel Fee Recv	500.00	
1470	Modem Recv	65.64	
1500	Accounts Receivable	272,221.13	
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	200.00	
	TOTAL ASSETS		$ 1,539,816.51

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	$ 276,891.26

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 05/31/20

3015	Accrued Expenses	(4,841.38)	
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	10,790.00	
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	15,317.00	
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	(66,419.52)	
3450	Payroll Tax	(50,678.79)	
	Subtotal Current Liab.		$ 123,548.20
RESERVES:			
5010	Roof Reserve	$ 272,000.00	
5015	Painting Reserve	54,975.40	
5050	Pool Repair Reserve	(1,500.00)	
5095	Boat Yard Reserve	45,722.56	
5200	Saving Reserve Funds	468,120.80	
	Subtotal Reserves		$ 839,318.76
EQUITY:			
5510	Prior Year Net Inc./Loss	$ 1,075,874.86	
5520	Retained Earnings	(711,823.62)	
	Current Year Net Income/(Loss)	212,898.31	
	Subtotal Equity		$ 576,949.55
	TOTAL LIABILITIES & EQUITY		$ 1,539,816.51
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 05/01/20 to 05/31/20

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	.00	74,800.00	(74,800.00)	448,844.81	374,000.00	74,844.81	897,600.00
06030	INTEREST INCOME	1,669.30	500.00	1,169.30	3,406.25	2,500.00	906.25	6,000.00
06040	LATE FEE INCOME	1,320.00	416.67	903.33	2,340.00	2,083.35	256.65	5,000.00
06050	ESTOPPELS FEES	1,950.00	666.67	1,283.33	4,650.00	3,333.35	1,316.65	8,000.00
06065	APPLICATION FEES	2,000.00	750.00	1,250.00	4,775.00	3,750.00	1,025.00	9,000.00
06080	RETURNED CHECK FEES	.00	8.33	(8.33)	.00	41.65	(41.65)	100.00
06090	BOAT STORAGE FEES	320.00	520.00	(200.00)	447.40	2,600.00	(2,152.60)	6,240.00
06095	Transponder Fee	.00	8.33	(8.33)	95.00	41.65	53.35	100.00
06100	Kayak Canoe Storage	120.00	133.33	(13.33)	120.00	666.65	(546.65)	1,600.00
06117	BACKGROUND CHECKS	475.00	.00	475.00	1,675.00	.00	1,675.00	.00
06118	KAYAK STORAGE FEES	.00	133.33	(133.33)	50.00	666.65	(616.65)	1,600.00
06120	MISCELLANOUSE INCOME	.00	41.67	(41.67)	.00	208.35	(208.35)	500.00
06130	POOL/BOAT RAMP KEY DEPOSITS	75.00	.00	75.00	450.00	.00	450.00	.00
06310	VIOLATION FINES	.00	500.00	(500.00)	1,690.00	2,500.00	(810.00)	6,000.00
06340	NSF FEE INCOME	.00	.00	.00	70.00	.00	70.00	.00
06360	MISC. OWNER CHARGES	65.00	.00	65.00	860.00	.00	860.00	.00
	Total Income	7,994.30	78,478.33	(70,484.03)	469,473.46	392,391.65	77,081.81	941,740.00

EXPENSES

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative								
07010	PROPERTY MANAGMENT FEES	11,804.72	14,916.67	3,111.95	65,208.68	74,583.35	9,374.67	179,000.00
07090	AUDIT FEES	.00	316.67	316.67	3,800.00	1,583.35	(2,216.65)	3,800.00
07110	LEGAL FEES	1,338.00	6,833.33	5,495.33	7,152.50	34,166.65	27,014.15	82,000.00
07120	PERMITS, FEE, TAXES	46.85	416.67	369.82	46.85	2,083.35	2,036.50	5,000.00
07130	POSTAGE & MAILING HANDLING	331.80	208.33	(123.47)	331.80	1,041.65	709.85	2,500.00
07160	INSURANCE EXPENSES	15,936.45	3,333.33	(12,603.12)	24,863.45	16,666.65	(8,196.80)	40,000.00
07170	OFFICE EXPENSE	699.82	1,166.67	466.85	5,449.43	5,833.35	383.92	14,000.00
07190	BANK SERVICE CHARGES	.00	291.67	291.67	925.75	1,458.35	532.60	3,500.00
	General & Administrative	30,157.64	27,483.34	(2,674.30)	107,778.46	137,416.70	29,638.24	329,800.00
Operations								
08010	GENERAL REPAIR & MAINTENANC	595.78	4,166.67	3,570.89	7,103.48	20,833.35	13,729.87	50,000.00
08040	MAINTENANCE&JANITORIAL SUPF	.00	291.67	291.67	1,982.82	1,458.35	(524.47)	3,500.00
08050	PLUMBING	.00	83.33	83.33	.00	416.65	416.65	1,000.00
08060	FUEL EXPENSE	98.03	66.67	(31.36)	216.93	333.35	116.42	800.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 05/01/20 to 05/31/20

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
08090	CONCRETE REPAIR	.00	83.33	83.33	94.59	416.65	322.06	1,000.00
08100	LAKE MAINTENANCE	89.00	141.67	52.67	815.00	708.35	(106.65)	1,700.00
08110	LANDSCAPE/IRRIGATION CONTRA	6,000.00	5,208.33	(791.67)	33,131.85	26,041.65	(7,090.20)	62,500.00
08120	IRRIGATION MAINTENANCE&REPA	1,846.70	416.67	(1,430.03)	4,936.00	2,083.35	(2,852.65)	5,000.00
08130	LANDSCAPE REVITALIZATION	1,711.78	1,250.00	(461.78)	2,173.78	6,250.00	4,076.22	15,000.00
08150	GUTTER CLEANING	.00	731.25	731.25	.00	3,656.25	3,656.25	8,775.00
08160	TREE TRIMMING	.00	2,083.33	2,083.33	23,320.00	10,416.65	(12,903.35)	25,000.00
08170	MANGROVE TRIMMING	.00	291.67	291.67	700.00	1,458.35	758.35	3,500.00
08200	POOL REPAIRS, PARTS & SUPPLIE	1,875.75	1,666.67	(209.08)	23,526.54	8,333.35	(15,193.19)	20,000.00
08220	Tennis Court Revision	208.30	2,083.33	1,875.03	6,641.67	10,416.65	3,774.98	25,000.00
08240	Internet Tech Contract	512.50	.00	(512.50)	3,410.00	.00	(3,410.00)	.00
08250	CODE/PARKING ENFORCEMENT	3,155.60	3,500.00	344.40	15,758.17	17,500.00	1,741.83	42,000.00
08260	BAD DEBTS	.00	1,250.00	1,250.00	.00	6,250.00	6,250.00	15,000.00
	Operations	16,093.44	23,314.59	7,221.15	123,810.83	116,572.95	(7,237.88)	279,775.00
Maintenance								
09010	ELECTRICITY	2,590.83	2,916.67	325.84	13,958.58	14,583.35	624.77	35,000.00
09015	Electricity Boat Area	168.92	250.00	81.08	745.01	1,250.00	504.99	3,000.00
09020	WATER & SEWER	507.95	500.00	(7.95)	2,534.47	2,500.00	(34.47)	6,000.00
09025	Water -Boat Area	100.00	50.00	(50.00)	250.00	250.00	.00	600.00
09030	TELEPHONE & INTERNET SERVICI	2,155.47	2,500.00	344.53	11,319.78	12,500.00	1,180.22	30,000.00
09040	TRASH REMOVAL	290.51	268.75	(21.76)	1,452.55	1,343.75	(108.80)	3,225.00
09520	Internet and Camera Parts	.00	1,500.00	1,500.00	295.60	7,500.00	7,204.40	18,000.00
	Maintenance	5,813.68	7,985.42	2,171.74	30,555.99	39,927.10	9,371.11	95,825.00
Reserve Contributions								
09510	TRANSFER TO RESERVES	.00	18,166.67	18,166.67	.00	90,833.35	90,833.35	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	90,833.35	90,833.35	218,000.00
	TOTAL EXPENSES	52,064.76	76,950.02	24,885.26	262,145.28	384,750.10	122,604.82	923,400.00
	Current Year Net Income/(loss	(44,070.46)	1,528.31	(45,598.77)	207,328.18	7,641.55	199,686.63	18,340.00