

Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 09/30/19

ASSETS

1010	Cash Checking - Operating	\$ 875,844.85
1020	Petty Cash	400.82
1310	Assessments Receivable	82,165.95
1315	Bad Debt Allowance	(14,904.77)
1340	Late Fees Receivable	180.44
1350	Legal Fees Receivable	12,700.25
1360	Misc. Owner Receivables	1,767.32
1390	Owner Interest Receiv.	7,242.56
1400	Violation Fine Recv.	13,922.17
1440	Background Check Recv	25.00
1450	Estoppel Fee Recv	505.89
1470	Modem Recv	.64
1500	Accounts Receivable	7,536.70
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		<u>\$ 1,057,254.73</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 238,114.91
3015	Accrued Expenses	(4,841.38)
3060	FUI Expense Account	(128.47)
3070	FUI Liability	128.47

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3081	Deferred Boat/Storage Income	3,360.00	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	9,890.00	
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	15,173.43	
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	(64,101.07)	
3450	Payroll Tax	(24,359.89)	
	Subtotal Current Liab.		\$ 113,965.63
RESERVES:			
5010	Roof Reserve	\$ 72,000.00	
5015	Painting Reserve	113,194.00	
5095	Boat Yard Reserve	46,040.44	
5200	Saving Reserve Funds	443,584.88	
	Subtotal Reserves		\$ 674,819.32
EQUITY:			
5510	Prior Year Net Inc./Loss	\$ 1,082,720.90	
5520	Retained Earnings	(711,823.62)	
	Current Year Net Income/(Loss)	(102,427.50)	
	Subtotal Equity		\$ 268,469.78
	TOTAL LIABILITIES & EQUITY		\$ 1,057,254.73
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Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 09/01/19 to 09/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06000	OWNER ASSESSMENTS	.00	74,800.00	(74,800.00)	673,636.58	673,200.00	436.58	897,600.00
06030	INTEREST INCOME	938.79	500.00	438.79	5,863.46	4,500.00	1,363.46	6,000.00
06040	LATE FEE INCOME	.00	416.67	(416.67)	3,700.00	3,750.03	(50.03)	5,000.00
06050	ESTOPPELS FEES	700.00	666.67	33.33	6,750.00	6,000.03	749.97	8,000.00
06065	APPLICATION FEES	1,000.00	750.00	250.00	13,325.00	6,750.00	6,575.00	9,000.00
06080	RETURNED CHECK FEES	.00	8.33	(8.33)	.00	74.97	(74.97)	100.00
06090	BOAT STORAGE FEES	160.00	520.00	(360.00)	5,920.00	4,680.00	1,240.00	6,240.00
06095	Transponder Fee	.00	8.33	(8.33)	60.00	74.97	(14.97)	100.00
06100	Kayak Canoe Storage	.00	133.33	(133.33)	(50.00)	1,199.97	(1,249.97)	1,600.00
06117	BACKGROUND CHECKS	250.00	.00	250.00	2,650.00	.00	2,650.00	.00
06118	KAYAK STORAGE FEES	.00	133.33	(133.33)	1,325.00	1,199.97	125.03	1,600.00
06120	MISCELLANOUSE INCOME	.00	41.67	(41.67)	.03	375.03	(375.00)	500.00
06130	POOL/BOAT RAMP KEY DEPOSITS	150.00	.00	150.00	1,650.00	.00	1,650.00	.00
06310	VIOLATION FINES	.00	500.00	(500.00)	5,457.22	4,500.00	957.22	6,000.00
06340	NSF FEE INCOME	35.00	.00	35.00	70.00	.00	70.00	.00
06360	MISC. OWNER CHARGES	4.67	.00	4.67	845.00	.00	845.00	.00
Total Income		3,238.46	78,478.33	(75,239.87)	721,202.29	706,304.97	14,897.32	941,740.00
EXPENSES								
General & Administrative								
07000	ADMINISTRATIVE	.00	.00	.00	(13.47)	.00	13.47	.00
07010	PROPERTY MANAGMENT FEES	12,005.41	14,916.67	2,911.26	111,236.06	134,250.03	23,013.97	179,000.00
07090	AUDIT FEES	.00	316.67	316.67	3,800.00	2,850.03	(949.97)	3,800.00
07110	LEGAL FEES	604.30	6,833.33	6,229.03	11,209.95	61,499.97	50,290.02	82,000.00
07120	PERMITS, FEE, TAXES	.00	416.67	416.67	1,512.26	3,750.03	2,237.77	5,000.00
07130	POSTAGE & MAILING HANDLING	.00	208.33	208.33	.00	1,874.97	1,874.97	2,500.00
07160	INSURANCE EXPENSES	.00	3,333.33	3,333.33	27,346.68	29,999.97	2,653.29	40,000.00
07170	OFFICE EXPENSE	873.93	1,166.67	292.74	11,550.44	10,500.03	(1,050.41)	14,000.00
07180	Miscellaneous Expense	.00	.00	.00	251.83	.00	(251.83)	.00
07190	BANK SERVICE CHARGES	.00	291.67	291.67	3,870.12	2,625.03	(1,245.09)	3,500.00
09200	IRS TAX	.00	.00	.00	(35.20)	.00	35.20	.00
General & Administrative		13,483.64	27,483.34	13,999.70	170,728.67	247,350.06	76,621.39	329,800.00
Operations								
08010	GENERAL REPAIR & MAINTENANC	1,223.59	4,166.67	2,943.08	61,695.14	37,500.03	(24,195.11)	50,000.00
08040	MAINTENANCE&JANITORIAL SUPP	.00	291.67	291.67	694.77	2,625.03	1,930.26	3,500.00

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 09/01/19 to 09/30/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08050	PLUMBING	.00	83.33	83.33	.00	749.97	749.97	1,000.00
08060	FUEL EXPENSE	50.00	66.67	16.67	496.43	600.03	103.60	800.00
08090	CONCRETE REPAIR	.00	83.33	83.33	.00	749.97	749.97	1,000.00
08100	LAKE MAINTENANCE	86.00	141.67	55.67	1,190.00	1,275.03	85.03	1,700.00
08110	LANDSCAPE/IRRIGATION CONTRA	6,000.00	5,208.33	(791.67)	49,200.00	46,874.97	(2,325.03)	62,500.00
08120	IRRIGATION MAINTENANCE&REP/	.00	416.67	416.67	.00	3,750.03	3,750.03	5,000.00
08130	LANDSCAPE REVITALIZATION	4,043.00	1,250.00	(2,793.00)	21,308.00	11,250.00	(10,058.00)	15,000.00
08150	GUTTER CLEANING	.00	731.25	731.25	.00	6,581.25	6,581.25	8,775.00
08160	TREE TRIMMING	.00	2,083.33	2,083.33	9,930.00	18,749.97	8,819.97	25,000.00
08170	MANGROVE TRIMMING	700.00	291.67	(408.33)	2,100.00	2,625.03	525.03	3,500.00
08200	POOL REPAIRS, PARTS & SUPPLI	595.81	1,666.67	1,070.86	10,297.36	15,000.03	4,702.67	20,000.00
08220	Tennis Court Revision	.00	2,083.33	2,083.33	48,424.20	18,749.97	(29,674.23)	25,000.00
08240	Internet Tech Contract	50.00	.00	(50.00)	8,637.50	.00	(8,637.50)	.00
08250	CODE/PARKING ENFORCEMENT	6,441.40	3,500.00	(2,941.40)	30,039.18	31,500.00	1,460.82	42,000.00
08260	BAD DEBTS	.00	1,250.00	1,250.00	.00	11,250.00	11,250.00	15,000.00
	Operations	19,189.80	23,314.59	4,124.79	244,012.58	209,831.31	(34,181.27)	279,775.00
Maintenance								
09010	ELECTRICITY	2,803.16	2,916.67	113.51	26,025.03	26,250.03	225.00	35,000.00
09015	Electricity Boat Area	201.24	250.00	48.76	1,580.87	2,250.00	669.13	3,000.00
09020	WATER & SEWER	314.89	500.00	185.11	4,779.33	4,500.00	(279.33)	6,000.00
09025	Water -Boat Area	50.00	50.00	.00	450.00	450.00	.00	600.00
09030	TELEPHONE & INTERNET SERVICE	65.99	2,500.00	2,434.01	20,972.26	22,500.00	1,527.74	30,000.00
09040	TRASH REMOVAL	288.43	268.75	(19.68)	2,307.44	2,418.75	111.31	3,225.00
09520	Internet and Camera Parts	.00	1,500.00	1,500.00	7,459.49	13,500.00	6,040.51	18,000.00
	Maintenance	3,723.71	7,985.42	4,261.71	63,574.42	71,868.78	8,294.36	95,825.00
Reserve Contributions								
09510	TRANSFER TO RESERVES	.00	18,166.67	18,166.67	345,166.69	163,500.03	(181,666.66)	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	345,166.69	163,500.03	(181,666.66)	218,000.00
	TOTAL EXPENSES	36,397.15	76,950.02	40,552.87	823,482.36	692,550.18	(130,932.18)	923,400.00
	Current Year Net Income/(loss)	(33,158.69)	1,528.31	(34,687.00)	(102,280.07)	13,754.79	(116,034.86)	18,340.00