

Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 12/31/17

ASSETS

1010	Cash Checking - Operating	\$ 524,707.23
1020	Petty Cash	1,506.00
1310	Assessments Receivable	100,591.97
1315	Bad Debt Allowance	(14,904.77)
1320	Due to Reserves	712.56
1340	Late Fees Receivable	848.44
1350	Legal Fees Receivable	.25
1360	Misc. Owner Receivables	1,336.82
1380	Owner Admin. Fees Receiv.	117.00
1390	Owner Interest Receiv.	8,194.00
1400	Violation Fine Recv.	7,200.00
1430	Application Fee Recv	500.00
1440	Background Check Recv	75.00
1450	Estoppel Fee Recv	150.00
1460	Kayak Storage Receivable	25.00
1470	Modem Recv	10.73
1500	Accounts Receivable	3,856.20
1510	A/R Other	(4,475.24)
1610	Prepaid Insurance	9,249.00
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	\$ 703,316.11

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ (8,907.63)
------	------------------	---------------

Riverwalk Homeowners' Association, Inc.

Balance Sheet
 As of 12/31/17

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	8,990.00	
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	15,783.77	
3330	Accelerated Owner Assmts.	136,000.00	
3350	Payroll	(159,652.41)	
3370	Holiday Pay Expense Acct	(1,184.00)	
3380	Sick or Personal Day Expense	(232.00)	
3400	Payroll Expense	(30.60)	
	Subtotal Current Liab.		\$ 14,365.54

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	\$ 1,005,276.40	
5520	Retained Earnings	(711,823.62)	
	Current Year Net Income/(Loss)	70,886.45	
	Subtotal Equity		\$ 364,339.23

TOTAL LIABILITIES & EQUITY \$ 703,316.11

=====

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06000	OWNER ASSESSMENTS	(1,092.76)	70,266.63	(71,359.39)	832,285.17	843,200.00	(10,914.83)	843,200.00
06010	BANK INTERST INCOME	.00	2.50	(2.50)	.00	30.00	(30.00)	30.00
06030	INTEREST INCOME	1,512.18	500.00	1,012.18	8,743.07	6,000.00	2,743.07	6,000.00
06040	LATE FEE INCOME	(30.00)	625.00	(655.00)	4,970.53	7,500.00	(2,529.47)	7,500.00
06050	ESTOPPELS FEES	1,200.00	500.00	700.00	10,550.00	6,000.00	4,550.00	6,000.00
06065	APPLICATION FEES	1,750.00	750.00	1,000.00	20,350.00	9,000.00	11,350.00	9,000.00
06066	RENTER APPLICATION FEES	.00	583.37	(583.37)	.00	7,000.00	(7,000.00)	7,000.00
06080	RETURNED CHECK FEES	.00	16.63	(16.63)	6.00	200.00	(194.00)	200.00
06090	BOAT STORAGE FEES	.00	516.63	(516.63)	6,400.00	6,200.00	200.00	6,200.00
06095	Transponder Fee	.00	20.87	(20.87)	187.50	250.00	(62.50)	250.00
06115	HOA UNIT OWNER FINES	.00	500.00	(500.00)	.00	6,000.00	(6,000.00)	6,000.00
06117	BACKGROUND CHECKS	375.00	.00	375.00	3,625.00	.00	3,625.00	.00
06118	KAYAK STORAGE FEES	75.00	100.00	(25.00)	1,525.00	1,200.00	325.00	1,200.00
06120	MISCELLANOUSE INCOME	.00	150.00	(150.00)	(200.00)	1,800.00	(2,000.00)	1,800.00
06130	POOL/BOAT RAMP KEY DEPOSITS	75.00	208.37	(133.37)	2,250.00	2,500.00	(250.00)	2,500.00
06310	VIOLATION FINES	600.00	.00	600.00	(1,691.01)	.00	(1,691.01)	.00
06340	NSF FEE INCOME	35.00	.00	35.00	175.00	.00	175.00	.00
06360	MISC. OWNER CHARGES	255.00	.00	255.00	11,453.78	.00	11,453.78	.00
	Total Income	4,754.42	74,740.00	(69,985.58)	900,630.04	896,880.00	3,750.04	896,880.00

EXPENSES

General & Administrative

07000	ADMINISTRATIVE	.00	.00	.00	(2,152.47)	.00	2,152.47	.00
07010	PROPERTY MANAGMENT FEES	.00	14,916.63	14,916.63	(400.00)	179,000.00	179,400.00	179,000.00
07090	AUDIT FEES	.00	416.63	416.63	5,000.00	5,000.00	.00	5,000.00
07100	ACCOUNTING CONTRACT	.00	.00	.00	65.89	.00	(65.89)	.00
07110	LEGAL FEES	405.73	4,166.63	3,760.90	28,706.64	50,000.00	21,293.36	50,000.00
07120	PERMITS, FEE, TAXES	.00	416.63	416.63	6,056.07	5,000.00	(1,056.07)	5,000.00
07130	POSTAGE & MAILING HANDLING	141.24	341.63	200.39	930.97	4,100.00	3,169.03	4,100.00
07140	PRINTING	.00	125.00	125.00	202.07	1,500.00	1,297.93	1,500.00
07160	INSURANCE EXPENSES	(708.00)	2,500.00	3,208.00	24,946.86	30,000.00	5,053.14	30,000.00
07170	OFFICE EXPENSE	1,206.07	1,833.37	627.30	13,188.51	22,000.00	8,811.49	22,000.00
07180	Miscellaneous Expense	500.00	.00	(500.00)	6,025.19	.00	(6,025.19)	.00
07190	BANK SERVICE CHARGES	(581.51)	.00	581.51	3,587.53	.00	(3,587.53)	.00
09200	IRS TAX	.00	.00	.00	39,480.44	.00	(39,480.44)	.00
09060	application fee offset	.00	.00	.00	1,750.00	.00	(1,750.00)	.00
09070	Misc Owner Fee Offset	.00	.00	.00	195.00	.00	(195.00)	.00
09100	Owner Expense Adjustment	.00	.00	.00	700.00	.00	(700.00)	.00

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09120	estoppel fees	.00	.00	.00	2,925.00	.00	(2,925.00)	.00
09130	Insurance Expense	708.00	.00	(708.00)	6,943.81	.00	(6,943.81)	.00
09140	Misc AR Fee Offset	.00	.00	.00	329.43	.00	(329.43)	.00
	General & Administrative	1,671.53	24,716.52	23,044.99	138,480.94	296,600.00	158,119.06	296,600.00
Operations								
08010	GENERAL REPAIR & MAINTENANC	(5,007.38)	1,750.00	6,757.38	49,172.60	21,000.00	(28,172.60)	21,000.00
08040	MAINTENANCE&JANITORIAL SUPP	790.83	.00	(790.83)	4,201.32	.00	(4,201.32)	.00
08050	PLUMBING	.00	250.00	250.00	670.00	3,000.00	2,330.00	3,000.00
08060	FUEL EXPENSE	67.00	41.63	(25.37)	1,198.12	500.00	(698.12)	500.00
08080	KEY/DOOR REPAIRS	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
08090	CONCRETE REPAIR	.00	4,416.63	4,416.63	125,049.33	53,000.00	(72,049.33)	53,000.00
08100	LAKE MAINTENANCE	502.00	125.00	(377.00)	2,132.00	1,500.00	(632.00)	1,500.00
08110	LANDSCAPE/IRRIGATION CONTRA	5,200.00	6,875.00	1,675.00	76,767.35	82,500.00	5,732.65	82,500.00
08120	IRRIGATION MAINTENANCE&REP/	.00	416.63	416.63	17,967.60	5,000.00	(12,967.60)	5,000.00
08130	LANDSCAPE REVITALIZATION	.00	378.62	378.62	1,235.00	4,543.00	3,308.00	4,543.00
08150	RAIN GUTTER CLEANING	.00	625.00	625.00	7,200.00	7,500.00	300.00	7,500.00
08160	TREE TRIMMING	2,635.72	2,500.00	(135.72)	42,052.56	30,000.00	(12,052.56)	30,000.00
08170	MANGROVE TRIMMING	.00	.00	.00	2,100.00	.00	(2,100.00)	.00
08190	POOL MAINT. CONTRACT	895.00	797.00	(98.00)	11,244.00	9,564.00	(1,680.00)	9,564.00
08200	POOL REPAIRS, PARTS & SUPPLIE	788.97	1,250.00	461.03	44,534.37	15,000.00	(29,534.37)	15,000.00
08210	Sinkhole Exp Reimb (Y1 of 2)	.00	2,266.74	2,266.74	.00	27,200.00	27,200.00	27,200.00
08220	Tennis Court Revision	.00	.00	.00	5,750.00	.00	(5,750.00)	.00
08240	Internet Tech Contract	2,837.93	.00	(2,837.93)	24,907.63	.00	(24,907.63)	.00
08250	CODE/PARKING ENFORCEMENT	3,295.60	3,885.38	589.78	39,486.78	46,625.00	7,138.22	46,625.00
08260	BAD DEBTS	.00	3,000.00	3,000.00	22,141.69	36,000.00	13,858.31	36,000.00
	Operations	12,005.67	28,661.00	16,655.33	477,810.35	343,932.00	(133,878.35)	343,932.00
Maintenance								
09010	ELECTRICITY	4,880.53	2,250.00	(2,630.53)	62,819.11	27,000.00	(35,819.11)	27,000.00
09015	Electricity Boat Area	505.36	250.00	(255.36)	5,873.76	3,000.00	(2,873.76)	3,000.00
09020	WATER & SEWER	1,076.56	500.00	(576.56)	16,184.05	6,000.00	(10,184.05)	6,000.00
09025	Water -Boat Area	100.00	.00	(100.00)	300.00	.00	(300.00)	.00
09030	TELEPHONE & INTERNET SERVI	194.85	3,775.00	3,580.15	40,362.73	45,300.00	4,937.27	45,300.00
09040	TRASH REMOVAL	.00	258.37	258.37	3,273.04	3,100.00	(173.04)	3,100.00

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09505	PAINTING BUILDINGS	.00	.00	.00	51,980.07	.00	(51,980.07)	.00
09520	Internet and Camera Parts	4,168.79	.00	(4,168.79)	29,853.95	.00	(29,853.95)	.00
	Maintenance	10,926.09	7,033.37	(3,892.72)	210,646.71	84,400.00	(126,246.71)	84,400.00
Reserve Contributions								
09510	TRANSFER TO RESERVES	.00	.00	.00	15,311.57	.00	(15,311.57)	.00
	Reserve Contributions	.00	.00	.00	15,311.57	.00	(15,311.57)	.00
	TOTAL EXPENSES	24,603.29	60,410.89	35,807.60	842,249.57	724,932.00	(117,317.57)	724,932.00
	Current Year Net Income/(loss)	(19,848.87)	14,329.11	(34,177.98)	58,380.47	171,948.00	(113,567.53)	171,948.00