

Riverwalk Homeowners' Association, Inc.

Page: 1

Balance Sheet As of 01/31/22

ASSETS

1010	Cash Checking - Operating	\$ 1,198,268.63	
1020	Petty Cash	518.27	
1310	Assessments Receivable	85,304.95	
1315	Bad Debt Allowance	(42,625.24)	
1340	Late Fees Receivable	1,729.75	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	920.32	
1380	Owner Admin. Fees Receiv.	70.00	
1390	Owner Interest Receiv.	14,269.99	
1400	Violation Fine Recv.	22,200.00	
1430	Application Fee Recv	305.00	
1460	Kayak Storage Receivable	385.00	
1610	Prepaid Insurance	5,040.42	
1620	Prepaid Expenses	660.00	
TOTAL ASSETS			\$ 1,288,004.29
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 5,970.39	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	19,752.31	
3315	Deferred Maintenance	149,600.00	
Subtotal Current Liab.			\$ 190,187.70

RESERVES:

5095	Boat Yard Saving Fund	\$ 48,698.58	
5200	Capital Asset Saving Funds	610,952.95	
Subtotal Reserves			\$ 659,651.53

EQUITY:

5510	Prior Year Net Inc./Loss	\$ 1,654,689.52	
5520	Retained Earnings	(1,231,741.51)	
	Current Year Net Income/(Loss)	15,217.05	
Subtotal Equity			\$ 438,165.06

Riverwalk Homeowners' Association, Inc.

Page: 2

Balance Sheet

As of 01/31/22

TOTAL LIABILITIES & EQUITY

\$ 1,288,004.29

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Riverwalk Homeowners' Association, Inc.

Page: 1

Income/Expense Statement
Period: 01/01/22 to 01/31/22

		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	74,800.00	74,800.00	.00	897,600.00
06010	Bank Interest Income	38.58	28.92	9.66	38.58	28.92	9.66	347.00
06030	Interest Income	(29.28)	717.33	(746.61)	(29.28)	717.33	(746.61)	8,608.00
06040	Late Fee Income	(90.00)	420.00	(510.00)	(90.00)	420.00	(510.00)	5,040.00
06050	Estoppels Fees	500.00	827.75	(327.75)	500.00	827.75	(327.75)	9,933.00
06065	Application Fees	2,250.00	1,058.33	1,191.67	2,250.00	1,058.33	1,191.67	12,700.00
06117	Background Checks	275.00	611.08	(336.08)	275.00	611.08	(336.08)	7,333.00
06118	Kayak Storage Fees	.00	133.33	(133.33)	.00	133.33	(133.33)	1,600.00
06130	Pool Key Income	150.00	93.75	56.25	150.00	93.75	56.25	1,125.00
06310	Violation Fines	.00	298.33	(298.33)	.00	298.33	(298.33)	3,580.00
06340	NSF Fee Income	.00	19.42	(19.42)	.00	19.42	(19.42)	233.00
06360	Misc. Owner Charges	250.00	106.67	143.33	250.00	106.67	143.33	1,280.00
	Total Income	78,144.30	79,114.91	(970.61)	78,144.30	79,114.91	(970.61)	949,379.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	17,331.02	15,768.50	(1,562.52)	17,331.02	15,768.50	(1,562.52)	189,222.00
07012	Payroll Processing Fees	241.06	.00	(241.06)	241.06	.00	(241.06)	.00
07090	Audit Fees	.00	316.67	316.67	.00	316.67	316.67	3,800.00
07110	Legal Fees	1,206.00	4,166.67	2,960.67	1,206.00	4,166.67	2,960.67	50,000.00
07120	Permits, Fees, Taxes	.00	106.42	106.42	.00	106.42	106.42	1,277.00
07130	Postage & Mail Handling	199.20	74.58	(124.62)	199.20	74.58	(124.62)	895.00
07160	Insurance Expense	2,199.14	4,583.33	2,384.19	2,199.14	4,583.33	2,384.19	55,000.00
07170	Office Expense	1,258.79	1,666.67	407.88	1,258.79	1,666.67	407.88	20,000.00
07190	Bank Service Charges	12.00	153.00	141.00	12.00	153.00	141.00	1,836.00
07200	Bad Debt Allowance	4,333.33	4,333.33	.00	4,333.33	4,333.33	.00	52,000.00
	General & Administrative	26,780.54	31,169.17	4,388.63	26,780.54	31,169.17	4,388.63	374,030.00
Operations								
08010	General Repair & Maintenance	881.25	3,333.33	2,452.08	881.25	3,333.33	2,452.08	40,000.00
08020	Kayak Storage Area	240.75	.00	(240.75)	240.75	.00	(240.75)	.00
08030	Electrical	2,064.58	.00	(2,064.58)	2,064.58	.00	(2,064.58)	.00
08040	Maintenance &Janitorial Suppl	739.75	238.92	(500.83)	739.75	238.92	(500.83)	2,867.00
08050	Plumbing	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08060	Fuel Expense	125.00	48.67	(76.33)	125.00	48.67	(76.33)	584.00
08090	Concrete Repair	.00	833.33	833.33	.00	833.33	833.33	10,000.00
08100	Lake Maintenance	93.00	171.25	78.25	93.00	171.25	78.25	2,055.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	6,000.00	6,008.33	8.33	72,100.00
08120	Irrigation Maintenance& Repai	865.00	550.67	(314.33)	865.00	550.67	(314.33)	6,608.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00

Page: 2

Income/Expense Statement
Period: 01/01/22 to 01/31/22

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08150	Gutter Cleaning	.00	733.33	733.33	.00	733.33	733.33	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	.00	3,227.08	3,227.08	38,725.00
08170	Mangrove Trimming	.00	233.33	233.33	.00	233.33	233.33	2,800.00
08200	Pool Repairs, Parts & Supplie	1,014.50	2,500.00	1,485.50	1,014.50	2,500.00	1,485.50	30,000.00
08220	Tennis Court Revision	.00	416.67	416.67	.00	416.67	416.67	5,000.00
08235	Social Events	701.57	.00	(701.57)	701.57	.00	(701.57)	.00
08240	Tech Support & Repairs	148.73	564.00	415.27	148.73	564.00	415.27	6,768.00
08250	Code/Parking Enforcement	.00	3,605.00	3,605.00	.00	3,605.00	3,605.00	43,260.00
08270	Jupiter PD/Additional Securit	.00	833.33	833.33	.00	833.33	833.33	10,000.00
	Grounds / Operations	12,874.13	25,963.91	13,089.78	12,874.13	25,963.91	13,089.78	311,567.00
Maintenance								
09010	Electricity	3,565.46	2,695.75	(869.71)	3,565.46	2,695.75	(869.71)	32,349.00
09020	Water & Sewer	897.22	486.08	(411.14)	897.22	486.08	(411.14)	5,833.00
09030	Telephone & Internet Service	183.00	200.00	17.00	183.00	200.00	17.00	2,400.00
09040	Trash Removal	310.96	266.67	(44.29)	310.96	266.67	(44.29)	3,200.00
09520	Internet & Camera	149.27	.00	(149.27)	149.27	.00	(149.27)	.00
	Utilities	5,105.91	3,648.50	(1,457.41)	5,105.91	3,648.50	(1,457.41)	43,782.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.67	.00	18,166.67	18,166.67	.00	218,000.00
	Reserve Contributions	18,166.67	18,166.67	.00	18,166.67	18,166.67	.00	218,000.00
	TOTAL EXPENSES	62,927.25	78,948.25	16,021.00	62,927.25	78,948.25	16,021.00	947,379.00
	Current Year Net Income/(loss	15,217.05	166.66	15,050.39	15,217.05	166.66	15,050.39	2,000.00