Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 02/28/21

ASSETS

1010	Cash Checking - Operating	$ 1,182,277.58	
1020	Petty Cash	378.27	
1310	Assessments Receivable	53,487.30	
1315	Bad Debt Allowance	(14,904.77)	
1340	Late Fees Receivable	2,216.52	
1350	Legal Fees Receivable	11,200.00	
1360	Misc. Owner Receivables	1,246.41	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	13,804.95	
1400	Violation Fine Recv.	10,668.80	
1430	Application Fee Recv	250.00	
1440	Background Check Recv	50.00	
	TOTAL ASSETS		$ 1,260,710.06

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 4,007.49	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	11,490.00	
3310	Prepaid Owner Assessments	21,148.69	
	Subtotal Current Liab.		$ 39,246.18
RESERVES:			
5200	Capital Asset Saving Funds	$ 803,041.26	
	Subtotal Reserves		$ 803,041.26
EQUITY:			
5510	Prior Year Net Inc./Loss	$ 1,516,385.55	
5520	Retained Earnings	(1,231,741.51)	
	Current Year Net Income/(Loss)	133,778.58	
	Subtotal Equity		$ 418,422.62
	TOTAL LIABILITIES & EQUITY		$ 1,260,710.06

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 02/01/21 to 02/28/21

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
INCOME:								
06000	OWNER ASSESSMENTS	(4.44)	74,800.00	(74,804.44)	224,273.70	149,600.00	74,673.70	897,600.00
06030	Interest Income	552.92	500.00	52.92	1,595.64	1,000.00	595.64	6,000.00
06040	Late Fee Income	(193.15)	416.67	(609.82)	1,246.85	833.34	413.51	5,000.00
06050	Estoppels Fees	500.00	833.33	(333.33)	2,050.00	1,666.66	383.34	10,000.00
06065	Application Fees	500.00	1,291.67	(791.67)	1,000.00	2,583.34	(1,583.34)	15,500.00
06090	Boat Storage Fees	160.00	.00	160.00	480.00	.00	480.00	.00
06095	Transponder Fee	35.00	.00	35.00	70.00	.00	70.00	.00
06117	Background Checks	175.00	.00	175.00	300.00	.00	300.00	.00
06118	Kayak Storage Fees	.00	133.33	(133.33)	.00	266.66	(266.66)	1,600.00
06130	Pool/Boat Ramp Key Deposits	150.00	.00	150.00	150.00	.00	150.00	.00
06310	Violation Fines	250.00	666.67	(416.67)	250.00	1,333.34	(1,083.34)	8,000.00
06340	NSF Fee Income	(30.00)	.00	(30.00)	5.00	.00	5.00	.00
06360	Misc. Owner Charges	.00	25.00	(25.00)	.00	50.00	(50.00)	300.00
	Total Income	2,095.33	78,666.67	(76,571.34)	231,421.19	157,333.34	74,087.85	944,000.00

EXPENSES

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
General & Administrative								
07010	Property Management Payroll	12,534.07	16,916.67	4,382.60	24,168.13	33,833.34	9,665.21	203,000.00
07011	Payroll Taxes	2,607.08	.00	(2,607.08)	2,607.08	.00	(2,607.08)	.00
07012	Payroll Processing Fees	151.32	.00	(151.32)	151.32	.00	(151.32)	.00
07090	Audit Fees	.00	316.67	316.67	.00	633.34	633.34	3,800.00
07110	Legal Fees	4,512.89	3,333.33	(1,179.56)	5,837.42	6,666.66	829.24	40,000.00
07120	Permits, Fees, Taxes	4.00	416.67	412.67	4.00	833.34	829.34	5,000.00
07130	Postage & Mail Handling	.00	183.33	183.33	.00	366.66	366.66	2,200.00
07160	Insurance Expense	95.94	4,583.33	4,487.39	728.94	9,166.66	8,437.72	55,000.00
07170	Office Expense	1,075.35	1,166.67	91.32	1,685.96	2,333.34	647.38	14,000.00
07190	Bank Service Charges	.00	333.33	333.33	18.00	666.66	648.66	4,000.00
	General & Administrative	20,980.65	27,250.00	6,269.35	35,200.85	54,500.00	19,299.15	327,000.00
Operations								
08010	General Repair & Maintenance	8,178.78	6,250.00	(1,928.78)	9,488.31	12,500.00	3,011.69	75,000.00
08040	Maintenance &Janitorial Suppl	.00	83.33	83.33	31.26	166.66	135.40	1,000.00
08050	Plumbing	.00	66.67	66.67	.00	133.34	133.34	800.00
08060	Fuel Expense	48.50	66.67	18.17	48.50	133.34	84.84	800.00
08065	Golf Cart & Truck Expense	(1,000.00)	.00	1,000.00	(1,000.00)	.00	1,000.00	.00
08090	Concrete Repair	.00	83.33	83.33	.00	166.66	166.66	1,000.00
08100	Lake Maintenance	242.00	141.67	(100.33)	335.00	283.34	(51.66)	1,700.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	12,000.00	12,016.66	16.66	72,100.00
08120	Irrigation Maintenance& Repai	1,752.56	.00	(1,752.56)	1,752.56	.00	(1,752.56)	.00
08130	Landscape Revitalization	.00	1,666.67	1,666.67	.00	3,333.34	3,333.34	20,000.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 02/01/21 to 02/28/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08150	Gutter Cleaning	.00	733.33	733.33	.00	1,466.66	1,466.66	8,800.00
08160	Tree Trimming	26,155.00	2,916.67	(23,238.33)	26,155.00	5,833.34	(20,321.66)	35,000.00
08170	Mangrove Trimming	.00	233.33	233.33	.00	466.66	466.66	2,800.00
08200	Pool Repairs, Parts & Supplie	1,018.25	1,250.00	231.75	1,018.25	2,500.00	1,481.75	15,000.00
08220	Tennis Court Revision	.00	.00	.00	1,325.00	.00	(1,325.00)	.00
08240	Tech Support & Repairs	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00
08250	Code/Parking Enforcement	.00	3,500.00	3,500.00	2,996.00	7,000.00	4,004.00	42,000.00
08260	Bad Debt Expence	.00	2,500.00	2,500.00	.00	5,000.00	5,000.00	30,000.00
	Grounds / Operations	42,395.09	26,750.00	(15,645.09)	54,149.88	53,500.00	(649.88)	321,000.00
Maintenance								
09010	Electricity	3,127.98	2,916.67	(211.31)	6,357.22	5,833.34	(523.88)	35,000.00
09015	Electricity Boat Area	119.61	.00	(119.61)	252.69	.00	(252.69)	.00
09020	Water & Sewer	364.22	500.00	135.78	700.45	1,000.00	299.55	6,000.00
09025	Water -Boat Area	.00	.00	.00	50.00	.00	(50.00)	.00
09030	Telephone & Internet Service	338.98	1,816.67	1,477.69	338.98	3,633.34	3,294.36	21,800.00
09040	Trash Removal	322.00	266.67	(55.33)	322.00	533.34	211.34	3,200.00
09520	Internet & Camera DO NOT USE	270.54	750.00	479.46	270.54	1,500.00	1,229.46	9,000.00
	Utilities	4,543.33	6,250.01	1,706.68	8,291.88	12,500.02	4,208.14	75,000.00
Reserve Contributions								
09510	Transfer To Reserves	.00	18,166.67	18,166.67	.00	36,333.34	36,333.34	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	36,333.34	36,333.34	218,000.00
	TOTAL EXPENSES	67,919.07	78,416.68	10,497.61	97,642.61	156,833.36	59,190.75	941,000.00
	Current Year Net Income/(loss	(65,823.74)	249.99	(66,073.73)	133,778.58	499.98	133,278.60	3,000.00