

Riverwalk Homeowners' Association, Inc.

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Balance Sheet

As of 02/28/22

ASSETS

1010	SouthState - Operatin Funds	\$ 240,000.00	
1012	Southstate-ICS Sweep	999,007.67	
1020	Petty Cash	518.27	
1090	Sue To/From Operating	(1,079,532.00)	
1210	Reserve Fund-Pending	1,079,532.00	
1301	A/R Boat Storage	160.00	
1310	Assessments Receivable	45,107.75	
1315	Bad Debt Allowance	(57,646.57)	
1340	Late Fees Receivable	2,629.75	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	1,022.74	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	14,702.65	
1400	Violation Fine Recv.	22,200.00	
1430	Application Fee Recv	555.00	
1440	Background Check Recv	50.00	
1460	Kayak Storage Receivable	360.00	
1520	Legal Fees Recovery Rec	78,506.00	
1610	Prepaid Insurance	3,360.28	
1620	Prepaid Expenses	660.00	
TOTAL ASSETS			\$ 1,352,185.74
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 8,535.20	
3017	Accrued Reserves	18,166.66	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,365.00	
3310	Prepaid Owner Assessments	21,012.71	
3315	Deferred Maintenance	74,800.00	
Subtotal Current Liab.			\$ 137,479.57

RESERVES:

5095	Boat Yard Saving Fund	\$ 48,784.55	
5200	Capital Asset Saving Funds	1,046,093.70	
Subtotal Reserves			\$ 1,094,878.25

Riverwalk Homeowners' Association, Inc.

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Balance Sheet

As of 02/28/22

EQUITY:

5510	Fund Balance	\$ 68,039.14	
5512	Current Yr Adjustments	14,124.76	
	Current Year Net Income/(Loss)	37,664.02	
	Subtotal Equity		\$ 119,827.92
	TOTAL LIABILITIES & EQUITY		\$ 1,352,185.74
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Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 02/01/22 to 02/28/22

Income Statement for 01/01/22 to 02/20/22								
Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
6000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	149,600.00	149,600.00	.00	897,600.00
6010	Bank Interest Income	.00	11.50	(11.50)	38.58	23.00	15.58	138.00
6030	Interest Income	589.75	792.41	(202.66)	560.47	1,584.82	(1,024.35)	9,509.00
6040	Late Fee Income	1,230.00	401.25	828.75	1,140.00	802.50	337.50	4,815.00
6050	Estoppels Fees	850.00	833.33	16.67	1,350.00	1,666.66	(316.66)	10,000.00
6065	Application Fees	1,500.00	1,333.33	166.67	3,750.00	2,666.66	1,083.34	16,000.00
6117	Background Checks	200.00	133.33	66.67	475.00	266.66	208.34	1,600.00
6118	Kayak Storage Fees	.00	133.33	(133.33)	.00	266.66	(266.66)	1,600.00
6120	Miscellaneous Income	.00	16.66	(16.66)	.00	33.32	(33.32)	200.00
6130	Pool Key Income	150.00	62.50	87.50	300.00	125.00	175.00	750.00
6310	Violation Fines	.00	416.66	(416.66)	.00	833.32	(833.32)	5,000.00
6360	Misc. Owner Charges	1,541.46	8.33	1,533.13	1,791.46	16.66	1,774.80	100.00
	Total Income	80,861.21	78,942.63	1,918.58	159,005.51	157,885.26	1,120.25	947,312.00
EXPENSES								
General & Administrative								
7010	Property Management Payroll	17,310.63	18,900.00	1,589.37	34,641.65	37,800.00	3,158.35	226,800.00
7011	Payroll Taxes	(1,546.56)	2,113.50	3,660.06	(1,546.56)	4,227.00	5,773.56	25,362.00
7012	Payroll Processing Fees	112.66	117.91	5.25	353.72	235.82	(117.90)	1,415.00
7090	Audit Fees	.00	316.66	316.66	.00	633.32	633.32	3,800.00
7100	Accounting Services	.00	1,000.00	1,000.00	.00	2,000.00	2,000.00	12,000.00
7110	Legal Fees	813.70	2,980.58	2,166.88	2,019.70	5,961.16	3,941.46	35,767.00
7120	Permits, Fees, Taxes	.00	102.33	102.33	.00	204.66	204.66	1,228.00
7130	Postage & Mail Handling	210.80	20.83	(189.97)	410.00	41.66	(368.34)	250.00
7140	Printing	.00	20.83	20.83	.00	41.66	41.66	250.00
7160	Insurance Expense	2,199.14	1,463.83	(735.31)	4,398.28	2,927.66	(1,470.62)	17,566.00
7170	Office Expense	947.17	947.00	(.17)	2,205.96	1,894.00	(311.96)	11,364.00
7190	Bank Service Charges	.00	47.75	47.75	12.00	95.50	83.50	573.00
7200	Bad Debt Allowance	4,333.33	.00	(4,333.33)	8,666.66	.00	(8,666.66)	.00
9050	Interest Receivable Offset	.00	28.83	28.83	.00	57.66	57.66	346.00
9080	Pool/Boat Key Offset	100.00	.00	(100.00)	100.00	.00	(100.00)	.00
	General & Administrative	24,480.87	28,060.05	3,579.18	51,261.41	56,120.10	4,858.69	336,721.00
Operations								
8010	General Repair & Maintenance	1,219.48	3,750.00	2,530.52	2,100.73	7,500.00	5,399.27	45,000.00
8020	Kayak Storage Area	137.52	.00	(137.52)	378.27	.00	(378.27)	.00
8030	Electrical	.00	.00	.00	2,064.58	.00	(2,064.58)	.00
8040	Maintenance & Janitorial Suppl	.00	766.25	766.25	739.75	1,532.50	792.75	9,195.00

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
8050	Plumbing	.00	166.66	166.66	.00	333.32	333.32	2,000.00
8060	Fuel Expense	125.00	83.33	(41.67)	250.00	166.66	(83.34)	1,000.00
8065	Golf Cart & Truck Expense	145.49	265.91	120.42	145.49	531.82	386.33	3,191.00
8090	Concrete Repair	12.96	833.33	820.37	12.96	1,666.66	1,653.70	10,000.00
8100	Lake Maintenance	121.00	171.25	50.25	214.00	342.50	128.50	2,055.00
8110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	12,000.00	12,016.66	16.66	72,100.00
8120	Irrigation Maintenance & Repair	1,687.41	299.91	(1,387.50)	2,552.41	599.82	(1,952.59)	3,599.00
8130	Landscape Revitalization	136.62	2,500.00	2,363.38	136.62	5,000.00	4,863.38	30,000.00
8150	Gutter Cleaning	.00	733.33	733.33	.00	1,466.66	1,466.66	8,800.00
8160	Tree Trimming	.00	3,227.08	3,227.08	.00	6,454.16	6,454.16	38,725.00
8170	Mangrove Trimming	.00	241.66	241.66	.00	483.32	483.32	2,900.00
8200	Pool Repairs, Parts & Supplies	1,112.75	2,500.00	1,387.25	2,127.25	5,000.00	2,872.75	30,000.00
8220	Tennis Court Revision	.00	166.66	166.66	.00	333.32	333.32	2,000.00
8230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
8235	Social Events	.00	166.66	166.66	701.57	333.32	(368.25)	2,000.00
8240	Tech Support & Repairs	435.00	833.33	398.33	583.73	1,666.66	1,082.93	10,000.00
8255	The Weir	.00	2,576.08	2,576.08	.00	5,152.16	5,152.16	30,913.00
8260	Bad Debt Expense	.00	2,166.66	2,166.66	.00	4,333.32	4,333.32	26,000.00
	Grounds / Operations	11,133.23	28,289.76	17,156.53	24,007.36	56,579.52	32,572.16	339,478.00
	Maintenance							
9010	Electricity	3,642.80	3,000.83	(641.97)	7,208.26	6,001.66	(1,206.60)	36,010.00
9020	Water & Sewer	271.43	508.58	237.15	1,168.65	1,017.16	(151.49)	6,103.00
9030	Telephone & Internet Service	408.29	134.00	(274.29)	591.29	268.00	(323.29)	1,608.00
9040	Trash Removal	310.96	311.00	.04	621.92	622.00	.08	3,732.00
9520	Internet & Camera	.00	471.50	471.50	149.27	943.00	793.73	5,658.00
	Utilities	4,633.48	4,425.91	(207.57)	9,739.39	8,851.82	(887.57)	53,111.00
	Reserve Contributions							
9510	Transfer To Reserves	18,166.66	18,166.66	.00	36,333.33	36,333.32	(.01)	218,000.00
	Reserve Contributions	18,166.66	18,166.66	.00	36,333.33	36,333.32	(.01)	218,000.00
	TOTAL EXPENSES	58,414.24	78,942.38	20,528.14	121,341.49	157,884.76	36,543.27	947,310.00
	Current Year Net Income/(loss)	22,446.97	.25	22,446.72	37,664.02	.50	37,663.52	2.00