Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 03/31/22

ASSETS

1010	SouthState - Operatin Funds	$ 236,080.69	
1012	Southstate-ICS Sweep	963,045.21	
1020	Petty Cash	518.27	
1090	Due To/From Operating	(1,082,032.02)	
1210	Reserrve Fund-Pending	1,082,032.02	
1301	A/R Boat Storage	160.00	
1310	Assessments Receivable	34,847.04	
1315	Bad Debt Allowance	(61,979.90)	
1340	Late Fees Receivable	2,038.00	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	1,097.74	
1380	Owner Admin. Fees Receiv.	70.00	
1390	Owner Interest Receiv.	15,043.15	
1400	Violation Fine Recv.	20,100.00	
1430	Application Fee Recv	500.00	
1440	Background Check Recv	50.00	
1450	Estoppel Fee Recv	250.00	
1460	Kayak Storage Receivable	360.00	
1520	Legal Fees Recovery Rec	78,506.00	
1610	Prepaid Insurance	1,680.14	
	TOTAL ASSETS		$ 1,293,323.54

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 5,914.02	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,365.00	
3310	Prepaid Owner Assessments	50,734.28	
	Subtotal Current Liab.		$ 71,613.30
RESERVES:			
5095	Boat Yard Saving Fund	$ 48,566.16	
5200	Capital Asset Saving Funds	1,082,052.02	
	Subtotal Reserves		$ 1,130,618.18
EQUITY:			
5510	Fund Balance	$ 68,039.14	

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 03/31/22

5512	Current Yr Adjustments	(44.79)	
	Current Year Net Income/(Loss)	23,097.71	
	Subtotal Equity		$ 91,092.06
	TOTAL LIABILITIES & EQUITY		$ 1,293,323.54

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 03/01/22 to 03/31/22

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:								
6000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	224,400.00	224,400.00	.00	897,600.00
6010	Bank Interest Income	.00	11.50	(11.50)	38.58	34.50	4.08	138.00
6030	Interest Income	609.00	792.41	(183.41)	1,169.47	2,377.23	(1,207.76)	9,509.00
6040	Late Fee Income	(30.00)	401.25	(431.25)	1,110.00	1,203.75	(93.75)	4,815.00
6050	Estoppels Fees	1,800.00	833.33	966.67	3,150.00	2,499.99	650.01	10,000.00
6065	Application Fees	1,750.00	1,333.33	416.67	5,500.00	3,999.99	1,500.01	16,000.00
6095	Transponder Fee	35.00	.00	35.00	35.00	.00	35.00	.00
6117	Background Checks	175.00	133.33	41.67	650.00	399.99	250.01	1,600.00
6118	Kayak Storage Fees	.00	133.33	(133.33)	.00	399.99	(399.99)	1,600.00
6120	Miscellanous Income	.00	16.66	(16.66)	.00	49.98	(49.98)	200.00
6130	Pool Key Income	150.00	62.50	87.50	450.00	187.50	262.50	750.00
6310	Violation Fines	.00	416.66	(416.66)	.00	1,249.98	(1,249.98)	5,000.00
6340	NSF Fee Income	35.00	.00	35.00	35.00	.00	35.00	.00
6360	Misc. Owner Charges	200.00	8.33	191.67	1,991.46	24.99	1,966.47	100.00
	Total Income	79,524.00	78,942.63	581.37	238,529.51	236,827.89	1,701.62	947,312.00

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								
7010	Property Management Payroll	12,836.12	18,900.00	6,063.88	47,477.77	56,700.00	9,222.23	226,800.00
7011	Payroll Taxes	10,273.39	2,113.50	(8,159.89)	8,726.83	6,340.50	(2,386.33)	25,362.00
7012	Payroll Processing Fees	108.50	117.91	9.41	462.22	353.73	(108.49)	1,415.00
7090	Audit Fees	.00	316.66	316.66	.00	949.98	949.98	3,800.00
7100	Accounting Services	.00	1,000.00	1,000.00	.00	3,000.00	3,000.00	12,000.00
7110	Legal Fees	(7.85)	2,980.58	2,988.43	2,011.85	8,941.74	6,929.89	35,767.00
7120	Permits, Fees, Taxes	.00	102.33	102.33	.00	306.99	306.99	1,228.00
7130	Postage & Mail Handling	.00	20.83	20.83	410.00	62.49	(347.51)	250.00
7140	Printing	.00	20.83	20.83	.00	62.49	62.49	250.00
7160	Insurance Expense	3,334.14	1,463.83	(1,870.31)	7,732.42	4,391.49	(3,340.93)	17,566.00
7170	Office Expense	1,790.65	947.00	(843.65)	3,996.61	2,841.00	(1,155.61)	11,364.00
7190	Bank Service Charges	6.00	47.75	41.75	18.00	143.25	125.25	573.00
7200	Bad Debt Allowance	4,333.33	.00	(4,333.33)	12,999.99	.00	(12,999.99)	.00
9050	Interest Receivable Offset	.00	28.83	28.83	.00	86.49	86.49	346.00
9080	Pool/Boat Key Offset	.00	.00	.00	100.00	.00	(100.00)	.00
	General & Administrative	32,674.28	28,060.05	(4,614.23)	83,935.69	84,180.15	244.46	336,721.00
Operations								
8010	General Repair & Maintenance	1,202.01	3,750.00	2,547.99	3,302.74	11,250.00	7,947.26	45,000.00
8020	Kayak Storage Area	.00	.00	.00	378.27	.00	(378.27)	.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 03/01/22 to 03/31/22

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
8030	Electrical	.00	.00	.00	2,064.58	.00	(2,064.58)	.00
8040	Maintenance &Janitorial Suppl	.00	766.25	766.25	739.75	2,298.75	1,559.00	9,195.00
8050	Plumbing	.00	166.66	166.66	.00	499.98	499.98	2,000.00
8060	Fuel Expense	93.75	83.33	(10.42)	343.75	249.99	(93.76)	1,000.00
8065	Golf Cart & Truck Expense	.00	265.91	265.91	145.49	797.73	652.24	3,191.00
8090	Concrete Repair	.00	833.33	833.33	12.96	2,499.99	2,487.03	10,000.00
8100	Lake Maintenance	258.90	171.25	(87.65)	472.90	513.75	40.85	2,055.00
8110	Landscape/Irrigation Contract	6,727.00	6,008.33	(718.67)	18,727.00	18,024.99	(702.01)	72,100.00
8120	Irrigation Maintenance& Repai	.00	299.91	299.91	2,552.41	899.73	(1,652.68)	3,599.00
8130	Landscape Revitalization	.00	2,500.00	2,500.00	136.62	7,500.00	7,363.38	30,000.00
8150	Gutter Cleaning	.00	733.33	733.33	.00	2,199.99	2,199.99	8,800.00
8160	Tree Trimming	29,120.00	3,227.08	(25,892.92)	29,120.00	9,681.24	(19,438.76)	38,725.00
8170	Mangrove Trimming	735.00	241.66	(493.34)	735.00	724.98	(10.02)	2,900.00
8200	Pool Repairs, Parts & Supplie	2,536.12	2,500.00	(36.12)	4,663.37	7,500.00	2,836.63	30,000.00
8220	Tennis Court Revision	539.68	166.66	(373.02)	539.68	499.98	(39.70)	2,000.00
8230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	2,499.99	2,499.99	10,000.00
8235	Social Events	.00	166.66	166.66	701.57	499.98	(201.59)	2,000.00
8240	Tech Support & Repairs	435.00	833.33	398.33	1,018.73	2,499.99	1,481.26	10,000.00
8255	The Weir	.00	2,576.08	2,576.08	.00	7,728.24	7,728.24	30,913.00
8260	Bad Debt Expence	.00	2,166.66	2,166.66	.00	6,499.98	6,499.98	26,000.00
	Grounds / Operations	41,647.46	28,289.76	(13,357.70)	65,654.82	84,869.28	19,214.46	339,478.00
Maintenance								
9010	Electricity	1,226.12	3,000.83	1,774.71	8,434.38	9,002.49	568.11	36,010.00
9020	Water & Sewer	(373.29)	508.58	881.87	795.36	1,525.74	730.38	6,103.00
9030	Telephone & Internet Service	438.12	134.00	(304.12)	1,029.41	402.00	(627.41)	1,608.00
9040	Trash Removal	310.96	311.00	.04	932.88	933.00	.12	3,732.00
9520	Internet & Camera	.00	471.50	471.50	149.27	1,414.50	1,265.23	5,658.00
	Utilities	1,601.91	4,425.91	2,824.00	11,341.30	13,277.73	1,936.43	53,111.00
Reserve Contributions								
9510	Transfer To Reserves	18,166.66	18,166.66	.00	54,499.99	54,499.98	(.01)	218,000.00
	Reserve Contributions	18,166.66	18,166.66	.00	54,499.99	54,499.98	(.01)	218,000.00
	TOTAL EXPENSES	94,090.31	78,942.38	(15,147.93)	215,431.80	236,827.14	21,395.34	947,310.00
	Current Year Net Income/(loss	(14,566.31)	.25	(14,566.56)	23,097.71	.75	23,096.96	2.00