Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 05/31/21

ASSETS

1010	Cash Checking - Operating	$ 1,005,327.16	
1020	Petty Cash	378.27	
1301	A/R Boat Storage	160.00	
1310	Assessments Receivable	65,087.48	
1315	Bad Debt Allowance	(14,904.77)	
1340	Late Fees Receivable	2,788.00	
1350	Legal Fees Receivable	11,200.00	
1360	Misc. Owner Receivables	1,860.38	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	15,777.03	
1400	Violation Fine Recv.	16,760.00	
1610	Prepaid Insurance	18,481.54	
1620	Prepaid Expenses	660.00	
	TOTAL ASSETS		$ 1,123,610.09

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 123,093.03	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	11,665.00	
3310	Prepaid Owner Assessments	16,773.24	
3315	Deferred Maintenance	74,680.00	
	Subtotal Current Liab.		$ 228,811.27
RESERVES:			
5200	Capital Asset Saving Funds	$ 441,164.95	
	Subtotal Reserves		$ 441,164.95
EQUITY:			
5510	Prior Year Net Inc./Loss	$ 1,516,385.55	
5520	Retained Earnings	(1,231,741.51)	
	Current Year Net Income/(Loss)	168,989.83	
	Subtotal Equity		$ 453,633.87

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 05/31/21

TOTAL LIABILITIES & EQUITY	$ 1,123,610.09
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 05/01/21 to 05/31/21

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	74,800.00	74,800.00	.00	374,000.00	374,000.00	.00	897,600.00
06010	Bank Interest Income	.00	28.92	(28.92)	38.89	144.60	(105.71)	347.00
06030	Interest Income	1,996.03	717.33	1,278.70	4,179.01	3,586.65	592.36	8,608.00
06040	Late Fee Income	1,200.00	420.00	780.00	2,291.52	2,100.00	191.52	5,040.00
06050	Estoppels Fees	.00	827.75	(827.75)	3,750.00	4,138.75	(388.75)	9,933.00
06065	Application Fees	.00	1,058.33	(1,058.33)	4,750.00	5,291.65	(541.65)	12,700.00
06090	Boat Storage Fees	160.00	.00	160.00	800.00	.00	800.00	.00
06095	Transponder Fee	35.00	.00	35.00	105.00	.00	105.00	.00
06117	Background Checks	.00	611.08	(611.08)	800.00	3,055.40	(2,255.40)	7,333.00
06118	Kayak Storage Fees	50.00	133.33	(83.33)	50.00	666.65	(616.65)	1,600.00
06120	Miscellanous Income	2,200.00	.00	2,200.00	2,350.00	.00	2,350.00	.00
06130	Pool Key Income	.00	93.75	(93.75)	150.00	468.75	(318.75)	1,125.00
06310	Violation Fines	1,600.00	298.33	1,301.67	7,550.00	1,491.65	6,058.35	3,580.00
06340	NSF Fee Income	.00	19.42	(19.42)	5.00	97.10	(92.10)	233.00
06360	Misc. Owner Charges	664.00	106.67	557.33	814.00	533.35	280.65	1,280.00
	Total Income	82,705.03	79,114.91	3,590.12	401,633.42	395,574.55	6,058.87	949,379.00
	EXPENSES							
General & Administrative								
07010	Property Management Payroll	10,361.19	15,768.50	5,407.31	67,149.92	78,842.50	11,692.58	189,222.00
07011	Payroll Taxes	2,110.09	.00	(2,110.09)	10,277.10	.00	(10,277.10)	.00
07012	Payroll Processing Fees	104.49	.00	(104.49)	413.52	.00	(413.52)	.00
07090	Audit Fees	.00	316.67	316.67	.00	1,583.35	1,583.35	3,800.00
07110	Legal Fees	3,609.92	4,166.67	556.75	15,198.95	20,833.35	5,634.40	50,000.00
07120	Permits, Fees, Taxes	842.95	106.42	(736.53)	921.02	532.10	(388.92)	1,277.00
07130	Postage & Mail Handling	.00	74.58	74.58	.00	372.90	372.90	895.00
07140	Printing	.00	.00	.00	174.95	.00	(174.95)	.00
07160	Insurance Expense	1,680.11	4,583.33	2,903.22	3,339.05	22,916.65	19,577.60	55,000.00
07170	Office Expense	796.17	1,666.67	870.50	4,555.53	8,333.35	3,777.82	20,000.00
07190	Bank Service Charges	.00	153.00	153.00	417.95	765.00	347.05	1,836.00
09050	Interest Receivable Offset	259.30	.00	(259.30)	259.30	.00	(259.30)	.00
09080	Pool/Boat Key Offset	100.00	.00	(100.00)	100.00	.00	(100.00)	.00
09130	Insurance Expense	.00	.00	.00	1,394.00	.00	(1,394.00)	.00
	General & Administrative	19,864.22	26,835.84	6,971.62	104,201.29	134,179.20	29,977.91	322,030.00
Operations								
08010	General Repair & Maintenance	1,328.32	3,333.33	2,005.01	13,688.04	16,666.65	2,978.61	40,000.00
08040	Maintenance &Janitorial Suppl	1,349.77	238.92	(1,110.85)	2,895.17	1,194.60	(1,700.57)	2,867.00
08050	Plumbing	.00	166.67	166.67	.00	833.35	833.35	2,000.00
08060	Fuel Expense	195.69	48.67	(147.02)	407.53	243.35	(164.18)	584.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 05/01/21 to 05/31/21

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
08065	Golf Cart & Truck Expense	560.67	.00	(560.67)	98.99	.00	(98.99)	.00
08090	Concrete Repair	267.50	833.33	565.83	267.50	4,166.65	3,899.15	10,000.00
08100	Lake Maintenance	93.00	171.25	78.25	800.00	856.25	56.25	2,055.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	30,574.86	30,041.65	(533.21)	72,100.00
08120	Irrigation Maintenance& Repai	.00	550.67	550.67	1,752.56	2,753.35	1,000.79	6,608.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	.00	12,500.00	12,500.00	30,000.00
08150	Gutter Cleaning	.00	733.33	733.33	5,995.00	3,666.65	(2,328.35)	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	26,155.00	16,135.40	(10,019.60)	38,725.00
08170	Mangrove Trimming	.00	233.33	233.33	700.00	1,166.65	466.65	2,800.00
08200	Pool Repairs, Parts & Supplie	946.26	2,500.00	1,553.74	2,448.73	12,500.00	10,051.27	30,000.00
08220	Tennis Court Revision	.00	416.67	416.67	1,539.09	2,083.35	544.26	5,000.00
08230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	4,166.65	4,166.65	10,000.00
08235	Social Events	.00	166.67	166.67	.00	833.35	833.35	2,000.00
08240	Tech Support & Repairs	(25.14)	147.33	172.47	4,901.02	736.65	(4,164.37)	1,768.00
08250	Code/Parking Enforcement	.00	3,605.00	3,605.00	12,643.12	18,025.00	5,381.88	43,260.00
08260	Bad Debt Expence	.00	4,333.33	4,333.33	.00	21,666.65	21,666.65	52,000.00
	Grounds / Operations	10,716.07	30,047.24	19,331.17	104,866.61	150,236.20	45,369.59	360,567.00
Maintenance								
09010	Electricity	3,069.21	2,695.75	(373.46)	15,686.88	13,478.75	(2,208.13)	32,349.00
09015	Electricity Boat Area	.00	.00	.00	381.58	.00	(381.58)	.00
09020	Water & Sewer	394.14	486.08	91.94	2,611.87	2,430.40	(181.47)	5,833.00
09025	Water -Boat Area	.00	.00	.00	50.00	.00	(50.00)	.00
09030	Telephone & Internet Service	253.49	200.00	(53.49)	745.74	1,000.00	254.26	2,400.00
09040	Trash Removal	303.45	266.67	(36.78)	1,217.55	1,333.35	115.80	3,200.00
09520	Internet & Camera	275.53	416.67	141.14	2,850.04	2,083.35	(766.69)	5,000.00
	Utilities	4,295.82	4,065.17	(230.65)	23,543.66	20,325.85	(3,217.81)	48,782.00
Reserve Contributions								
09510	Transfer To Reserves	.00	18,166.67	18,166.67	.00	90,833.35	90,833.35	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	90,833.35	90,833.35	218,000.00
	TOTAL EXPENSES	34,876.11	79,114.92	44,238.81	232,611.56	395,574.60	162,963.04	949,379.00
	Current Year Net Income/(loss	47,828.92	(.01)	47,828.93	169,021.86	(.05)	169,021.91	.00