Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 05/31/22

ASSETS

1010	SouthState - Operating Funds	$ 222,836.50	
1012	Southstate-ICS Sweep	1,070,386.90	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(1,100,218.69)	
1210	Reserve Fund-Pending	1,100,218.69	
1301	A/R Boat Storage	(160.00)	
1310	Assessments Receivable	43,928.19	
1315	Bad Debt Allowance	(70,646.56)	
1340	Late Fees Receivable	2,868.00	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	1,157.97	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	16,104.98	
1400	Violation Fine Recv.	20,540.25	
1430	Application Fee Recv	250.00	
1440	Background Check Recv	25.00	
1460	Kayak Storage Receivable	210.00	
1520	Legal Fees Recovery Rec	78,506.00	
1550	To Be Allocated	20,119.94	
1610	Prepaid Insurance	20,433.45	
	TOTAL ASSETS		$ 1,428,774.21

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 84,255.82	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	23,598.50	
3315	Deferred Maintenance	74,800.00	
	Subtotal Current Liab.		$ 197,519.32
RESERVES:			
5095	Boat Yard Saving Fund	$ 48,214.38	
5200	Capital Asset Saving Funds	1,026,393.69	
	Subtotal Reserves		$ 1,074,608.07

EQUITY:

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 05/31/22

5510	Fund Balance	$ 68,039.14	
5512	Current Yr Adjustments	(44.79)	
	Current Year Net Income/(Loss)	88,652.47	
	Subtotal Equity		$ 156,646.82
	TOTAL LIABILITIES & EQUITY		$ 1,428,774.21

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 05/01/22 to 05/31/22

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
NCOME:								
6000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	374,000.00	374,000.00	.00	897,600.00
6010	Bank Interest Income	.00	11.50	(11.50)	38.58	57.50	(18.92)	138.00
6030	Interest Income	2,474.40	792.41	1,681.99	4,359.76	3,962.05	397.71	9,509.00
6040	Late Fee Income	3,270.00	401.25	2,868.75	4,380.00	2,006.25	2,373.75	4,815.00
6050	Estoppels Fees	250.00	833.33	(583.33)	3,900.00	4,166.65	(266.65)	10,000.00
6065	Application Fees	500.00	1,333.33	(833.33)	8,750.00	6,666.65	2,083.35	16,000.00
6095	Transponder Fee	.00	.00	.00	35.00	.00	35.00	.00
6117	Background Checks	50.00	133.33	(83.33)	1,000.00	666.65	333.35	1,600.00
6118	Kayak Storage Fees	.00	133.33	(133.33)	.00	666.65	(666.65)	1,600.00
6120	Miscellanous Income	.00	16.66	(16.66)	.00	83.30	(83.30)	200.00
6130	Pool Key Income	.00	62.50	(62.50)	525.00	312.50	212.50	750.00
6310	Violation Fines	.00	416.66	(416.66)	1,216.00	2,083.30	(867.30)	5,000.00
6340	NSF Fee Income	.00	.00	.00	35.00	.00	35.00	.00
6360	Misc. Owner Charges	660.00	8.33	651.67	2,651.46	41.65	2,609.81	100.00
	Total Income	82,004.40	78,942.63	3,061.77	400,890.80	394,713.15	6,177.65	947,312.00
	EXPENSES							
General & Administrative								
7010	Property Management Payroll	12,667.96	18,900.00	6,232.04	72,933.70	94,500.00	21,566.30	226,800.00
7011	Payroll Taxes	4,015.62	2,113.50	(1,902.12)	15,357.76	10,567.50	(4,790.26)	25,362.00
7012	Payroll Processing Fees	203.50	117.91	(85.59)	774.22	589.55	(184.67)	1,415.00
7090	Audit Fees	.00	316.66	316.66	.00	1,583.30	1,583.30	3,800.00
7100	Accounting Services	.00	1,000.00	1,000.00	1,610.00	5,000.00	3,390.00	12,000.00
7110	Legal Fees	.00	2,980.58	2,980.58	2,105.00	14,902.90	12,797.90	35,767.00
7120	Permits, Fees, Taxes	.00	102.33	102.33	.00	511.65	511.65	1,228.00
7130	Postage & Mail Handling	.00	20.83	20.83	410.00	104.15	(305.85)	250.00
7140	Printing	.00	20.83	20.83	.00	104.15	104.15	250.00
7160	Insurance Expense	2,376.58	1,463.83	(912.75)	11,789.14	7,319.15	(4,469.99)	17,566.00
7170	Office Expense	639.52	947.00	307.48	5,713.12	4,735.00	(978.12)	11,364.00
7190	Bank Service Charges	.00	47.75	47.75	18.00	238.75	220.75	573.00
7200	Bad Debt Allowance	4,333.33	.00	(4,333.33)	21,666.65	.00	(21,666.65)	.00
9050	Interest Receivable Offset	.00	28.83	28.83	.00	144.15	144.15	346.00
9080	Pool/Boat Key Offset	(4.35)	.00	4.35	.00	.00	.00	.00
	General & Administrative	24,232.16	28,060.05	3,827.89	132,377.59	140,300.25	7,922.66	336,721.00
Operations								
8010	General Repair & Maintenance	1,090.77	3,750.00	2,659.23	4,812.79	18,750.00	13,937.21	45,000.00
8020	Kayak Storage Area	.00	.00	.00	1,084.92	.00	(1,084.92)	.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 05/01/22 to 05/31/22

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	21.10	.00	(21.10)	2,345.68	.00	(2,345.68)	.00
8040	Maintenance &Janitorial Suppl	.00	766.25	766.25	739.75	3,831.25	3,091.50	9,195.00
8050	Plumbing	.00	166.66	166.66	.00	833.30	833.30	2,000.00
8060	Fuel Expense	.00	83.33	83.33	343.75	416.65	72.90	1,000.00
8065	Golf Cart & Truck Expense	.00	265.91	265.91	145.49	1,329.55	1,184.06	3,191.00
8090	Concrete Repair	258.69	833.33	574.64	719.15	4,166.65	3,447.50	10,000.00
8100	Lake Maintenance	93.00	171.25	78.25	686.90	856.25	169.35	2,055.00
8110	Landscape/Irrigation Contract	.00	6,008.33	6,008.33	24,727.00	30,041.65	5,314.65	72,100.00
8120	Irrigation Maintenance& Repai	.00	299.91	299.91	2,661.85	1,499.55	(1,162.30)	3,599.00
8130	Landscape Revitalization	201.41	2,500.00	2,298.59	338.03	12,500.00	12,161.97	30,000.00
8150	Gutter Cleaning	.00	733.33	733.33	6,900.00	3,666.65	(3,233.35)	8,800.00
8160	Tree Trimming	.00	3,227.08	3,227.08	34,770.00	16,135.40	(18,634.60)	38,725.00
8170	Mangrove Trimming	.00	241.66	241.66	735.00	1,208.30	473.30	2,900.00
8200	Pool Repairs, Parts & Supplie	975.54	2,500.00	1,524.46	7,220.37	12,500.00	5,279.63	30,000.00
8220	Tennis Court Revision	.00	166.66	166.66	539.68	833.30	293.62	2,000.00
8230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	4,166.65	4,166.65	10,000.00
8235	Social Events	.00	166.66	166.66	701.57	833.30	131.73	2,000.00
8240	Tech Support & Repairs	.00	833.33	833.33	1,018.73	4,166.65	3,147.92	10,000.00
8255	The Weir	.00	2,576.08	2,576.08	.00	12,880.40	12,880.40	30,913.00
8260	Bad Debt Expence	.00	2,166.66	2,166.66	.00	10,833.30	10,833.30	26,000.00
8270	Jupiter PD/Additional Securit	.00	.00	.00	160.23	.00	(160.23)	.00
	Grounds / Operations	2,640.51	28,289.76	25,649.25	90,650.89	141,448.80	50,797.91	339,478.00
Maintenance								
9010	Electricity	3,599.67	3,000.83	(598.84)	11,972.74	15,004.15	3,031.41	36,010.00
9020	Water & Sewer	356.10	508.58	152.48	1,679.75	2,542.90	863.15	6,103.00
9030	Telephone & Internet Service	319.91	134.00	(185.91)	1,658.62	670.00	(988.62)	1,608.00
9040	Trash Removal	149.93	311.00	161.07	1,082.81	1,555.00	472.19	3,732.00
9520	Internet & Camera	.00	471.50	471.50	149.27	2,357.50	2,208.23	5,658.00
	Utilities	4,425.61	4,425.91	.30	16,543.19	22,129.55	5,586.36	53,111.00
Reserve Contributions								
9510	Transfer To Reserves	.00	18,166.66	18,166.66	72,666.66	90,833.30	18,166.64	218,000.00
	Reserve Contributions	.00	18,166.66	18,166.66	72,666.66	90,833.30	18,166.64	218,000.00
	TOTAL EXPENSES	31,298.28	78,942.38	47,644.10	312,238.33	394,711.90	82,473.57	947,310.00
	Current Year Net Income/(loss	50,706.12	.25	50,705.87	88,652.47	1.25	88,651.22	2.00