

Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 06/30/22

ASSETS

1010	SouthState - Operating Funds	\$ 240,000.00	
1012	Southstate-ICS Sweep	1,057,876.38	
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	27,108.85	
1315	Bad Debt Allowance	(74,979.89)	
1340	Late Fees Receivable	2,208.24	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	998.59	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	15,468.76	
1400	Violation Fine Recv.	18,510.25	
1430	Application Fee Recv	250.00	
1440	Background Check Recv	50.00	
1460	Kayak Storage Receivable	175.00	
1520	Legal Fees Recovery Rec	78,506.00	
1550	To Be Allocated	17,390.27	
1610	Prepaid Insurance	18,575.87	
	TOTAL ASSETS	\$ 1,404,191.91	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 90,789.43	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	29,318.78	
	Subtotal Current Liab.	\$ 134,973.21	

RESERVES:

5095	Boat Yard Saving Fund	\$ 47,811.03	
5200	Capital Asset Saving Funds	1,062,726.99	
	Subtotal Reserves	\$ 1,110,538.02	

EQUITY:

5510	Fund Balance	\$ 68,039.14	
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Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 06/30/22

5512	Current Yr Adjustments	(44.79)	
	Current Year Net Income/(Loss)	90,686.33	
	Subtotal Equity	<hr/>	\$ 158,680.68
	TOTAL LIABILITIES & EQUITY		\$ 1,404,191.91 =====

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 06/01/22 to 06/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
6000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	448,800.00	448,800.00	.00	897,600.00
6010	Bank Interest Income	915.59	11.50	904.09	954.17	69.00	885.17	138.00
6030	Interest Income	606.53	792.41	(185.88)	4,966.29	4,754.46	211.83	9,509.00
6040	Late Fee Income	.00	401.25	(401.25)	4,380.00	2,407.50	1,972.50	4,815.00
6050	Estoppels Fees	.00	833.33	(833.33)	3,900.00	4,999.98	(1,099.98)	10,000.00
6065	Application Fees	.00	1,333.33	(1,333.33)	8,750.00	7,999.98	750.02	16,000.00
6095	Transponder Fee	.00	.00	.00	35.00	.00	35.00	.00
6117	Background Checks	.00	133.33	(133.33)	1,000.00	799.98	200.02	1,600.00
6118	Kayak Storage Fees	.00	133.33	(133.33)	.00	799.98	(799.98)	1,600.00
6120	Miscellaneous Income	.00	16.66	(16.66)	.00	99.96	(99.96)	200.00
6130	Pool Key Income	.00	62.50	(62.50)	525.00	375.00	150.00	750.00
6310	Violation Fines	.00	416.66	(416.66)	1,216.00	2,499.96	(1,283.96)	5,000.00
6340	NSF Fee Income	.00	.00	.00	35.00	.00	35.00	.00
6360	Misc. Owner Charges	130.62	8.33	122.29	2,782.08	49.98	2,732.10	100.00
	Total Income	76,452.74	78,942.63	(2,489.89)	477,343.54	473,655.78	3,687.76	947,312.00
EXPENSES								
General & Administrative								
7010	Property Management Payroll	13,301.84	18,900.00	5,598.16	86,235.54	113,400.00	27,164.46	226,800.00
7011	Payroll Taxes	2,734.06	2,113.50	(620.56)	18,091.82	12,681.00	(5,410.82)	25,362.00
7012	Payroll Processing Fees	108.50	117.91	9.41	882.72	707.46	(175.26)	1,415.00
7090	Audit Fees	.00	316.66	316.66	.00	1,899.96	1,899.96	3,800.00
7100	Accounting Services	1,015.00	1,000.00	(15.00)	2,625.00	6,000.00	3,375.00	12,000.00
7110	Legal Fees	754.93	2,980.58	2,225.65	2,859.93	17,883.48	15,023.55	35,767.00
7120	Permits, Fees, Taxes	.00	102.33	102.33	.00	613.98	613.98	1,228.00
7130	Postage & Mail Handling	.00	20.83	20.83	410.00	124.98	(285.02)	250.00
7140	Printing	.00	20.83	20.83	.00	124.98	124.98	250.00
7160	Insurance Expense	2,376.58	1,463.83	(912.75)	14,165.72	8,782.98	(5,382.74)	17,566.00
7170	Office Expense	736.91	947.00	210.09	6,450.03	5,682.00	(768.03)	11,364.00
7190	Bank Service Charges	34.00	47.75	13.75	52.00	286.50	234.50	573.00
7200	Bad Debt Allowance	4,333.33	.00	(4,333.33)	25,999.98	.00	(25,999.98)	.00
9050	Interest Receivable Offset	.00	28.83	28.83	.00	172.98	172.98	346.00
	General & Administrative	25,395.15	28,060.05	2,664.90	157,772.74	168,360.30	10,587.56	336,721.00
Operations								
8010	General Repair & Maintenance	(1,057.25)	3,750.00	4,807.25	3,755.54	22,500.00	18,744.46	45,000.00
8020	Kayak Storage Area	.00	.00	.00	1,084.92	.00	(1,084.92)	.00
8030	Electrical	315.00	.00	(315.00)	2,660.68	.00	(2,660.68)	.00

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 06/01/22 to 06/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
8040	Maintenance & Janitorial Suppl	.00	766.25	766.25	739.75	4,597.50	3,857.75	9,195.00
8050	Plumbing	.00	166.66	166.66	.00	999.96	999.96	2,000.00
8060	Fuel Expense	211.19	83.33	(127.86)	554.94	499.98	(54.96)	1,000.00
8065	Golf Cart & Truck Expense	.00	265.91	265.91	145.49	1,595.46	1,449.97	3,191.00
8090	Concrete Repair	1,381.10	833.33	(547.77)	2,100.25	4,999.98	2,899.73	10,000.00
8100	Lake Maintenance	25.08	171.25	146.17	711.98	1,027.50	315.52	2,055.00
8110	Landscape/Irrigation Contract	6,727.00	6,008.33	(718.67)	31,454.00	36,049.98	4,595.98	72,100.00
8120	Irrigation Maintenance & Repair	102.45	299.91	197.46	2,764.30	1,799.46	(964.84)	3,599.00
8130	Landscape Revitalization	179.51	2,500.00	2,320.49	517.54	15,000.00	14,482.46	30,000.00
8150	Gutter Cleaning	.00	733.33	733.33	6,900.00	4,399.98	(2,500.02)	8,800.00
8160	Tree Trimming	.00	3,227.08	3,227.08	34,770.00	19,362.48	(15,407.52)	38,725.00
8170	Mangrove Trimming	.00	241.66	241.66	735.00	1,449.96	714.96	2,900.00
8200	Pool Repairs, Parts & Supplie	34.94	2,500.00	2,465.06	7,255.31	15,000.00	7,744.69	30,000.00
8220	Tennis Court Revision	.00	166.66	166.66	539.68	999.96	460.28	2,000.00
8230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	4,999.98	4,999.98	10,000.00
8235	Social Events	.00	166.66	166.66	701.57	999.96	298.39	2,000.00
8240	Tech Support & Repairs	.00	833.33	833.33	1,018.73	4,999.98	3,981.25	10,000.00
8255	The Weir	.00	2,576.08	2,576.08	.00	15,456.48	15,456.48	30,913.00
8260	Bad Debt Expencc	.00	2,166.66	2,166.66	.00	12,999.96	12,999.96	26,000.00
8270	Jupiter PD/Additional Securit	.00	.00	.00	160.23	.00	(160.23)	.00
	Grounds / Operations	7,919.02	28,289.76	20,370.74	98,569.91	169,738.56	71,168.65	339,478.00
	Maintenance							
9010	Electricity	3,857.51	3,000.83	(856.68)	15,830.25	18,004.98	2,174.73	36,010.00
9020	Water & Sewer	431.67	508.58	76.91	2,111.42	3,051.48	940.06	6,103.00
9030	Telephone & Internet Service	326.75	134.00	(192.75)	1,985.37	804.00	(1,181.37)	1,608.00
9040	Trash Removal	155.48	311.00	155.52	1,238.29	1,866.00	627.71	3,732.00
9520	Internet & Camera	.00	471.50	471.50	149.27	2,829.00	2,679.73	5,658.00
	Utilities	4,771.41	4,425.91	(345.50)	21,314.60	26,555.46	5,240.86	53,111.00
	Reserve Contributions							
9510	Transfer To Reserves	36,333.30	18,166.66	(18,166.64)	108,999.96	108,999.96	.00	218,000.00
	Reserve Contributions	36,333.30	18,166.66	(18,166.64)	108,999.96	108,999.96	.00	218,000.00
	TOTAL EXPENSES	74,418.88	78,942.38	4,523.50	386,657.21	473,654.28	86,997.07	947,310.00
	Current Year Net Income/(loss)	2,033.86	.25	2,033.61	90,686.33	1.50	90,684.83	2.00