

Riverwalk Homeowners' Association, Inc.

Balance Sheet

As of 07/31/21

ASSETS

1010	Cash Checking - Operating	\$ 1,050,319.37	
1020	Petty Cash	378.27	
1301	A/R Boat Storage	1,760.00	
1310	Assessments Receivable	78,289.14	
1315	Bad Debt Allowance	(14,904.77)	
1340	Late Fees Receivable	3,508.00	
1350	Legal Fees Receivable	11,200.00	
1360	Misc. Owner Receivables	963.38	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	13,623.17	
1400	Violation Fine Recv.	16,630.01	
1440	Background Check Recv	(25.00)	
1450	Estoppel Fee Recv	250.00	
1460	Kayak Storage Receivable	1,500.00	
1610	Prepaid Insurance	15,121.26	
1620	Prepaid Expenses	660.00	
1980	SUSPENSE	(50.00)	
TOTAL ASSETS			\$ 1,179,257.83

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 48,288.34	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,165.00	
3310	Prepaid Owner Assessments	17,600.97	
3315	Deferred Maintenance	149,360.00	
Subtotal Current Liab.			\$ 230,014.31

RESERVES:

5200	Capital Asset Saving Funds	\$ 409,245.84	
Subtotal Reserves			\$ 409,245.84

EQUITY:

5510	Prior Year Net Inc./Loss	\$ 1,516,385.55	
5520	Retained Earnings	(1,231,741.51)	

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Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 07/31/21

Current Year Net Income/(Loss)	256,080.64	
Subtotal Equity		\$ 540,724.68
 TOTAL LIABILITIES & EQUITY		 \$ 1,179,984.83
		 =====

Layout: 1, sub-account: "All"

Balance sheet is out of balance by 727.00-

Make sure that all necessary accounts are included on this balance sheet and that this statement is the first one to print or that it is printed right after a P & L statement for all sub-accounts.

Riverwalk Homeowners' Association, Inc.

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Income/Expense Statement

Period: 07/01/21 to 07/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	523,600.00	523,600.00	.00	897,600.00
06010	Bank Interest Income	32.04	28.92	3.12	70.93	202.44	(131.51)	347.00
06030	Interest Income	1,193.46	717.33	476.13	6,203.73	5,021.31	1,182.42	8,608.00
06040	Late Fee Income	1,470.00	420.00	1,050.00	3,701.52	2,940.00	761.52	5,040.00
06050	Estoppels Fees	1,200.00	827.75	372.25	7,000.00	5,794.25	1,205.75	9,933.00
06065	Application Fees	1,250.00	1,058.33	191.67	7,750.00	7,408.31	341.69	12,700.00
06090	Boat Storage Fees	.00	.00	.00	7,040.00	.00	7,040.00	.00
06095	Transponder Fee	.00	.00	.00	155.00	.00	155.00	.00
06117	Background Checks	275.00	611.08	(336.08)	1,425.00	4,277.56	(2,852.56)	7,333.00
06118	Kayak Storage Fees	1,500.00	133.33	1,366.67	1,700.00	933.31	766.69	1,600.00
06120	Miscellaneous Income	.00	.00	.00	2,350.00	.00	2,350.00	.00
06130	Pool Key Income	150.00	93.75	56.25	525.00	656.25	(131.25)	1,125.00
06310	Violation Fines	.00	298.33	(298.33)	9,450.00	2,088.31	7,361.69	3,580.00
06340	NSF Fee Income	.00	19.42	(19.42)	5.00	135.94	(130.94)	233.00
06360	Misc. Owner Charges	40.00	106.67	(66.67)	380.00	746.69	(366.69)	1,280.00
	Total Income	81,910.50	79,114.91	2,795.59	571,356.18	553,804.37	17,551.81	949,379.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	10,161.19	15,768.50	5,607.31	87,472.29	110,379.50	22,907.21	189,222.00
07011	Payroll Taxes	2,115.41	.00	(2,115.41)	14,507.93	.00	(14,507.93)	.00
07012	Payroll Processing Fees	153.81	.00	(153.81)	669.87	.00	(669.87)	.00
07090	Audit Fees	.00	316.67	316.67	.00	2,216.69	2,216.69	3,800.00
07110	Legal Fees	931.50	4,166.67	3,235.17	25,385.47	29,166.69	3,781.22	50,000.00
07120	Permits, Fees, Taxes	.00	106.42	106.42	921.02	744.94	(176.08)	1,277.00
07130	Postage & Mail Handling	.00	74.58	74.58	.00	522.06	522.06	895.00
07140	Printing	.00	.00	.00	174.95	.00	(174.95)	.00
07160	Insurance Expense	1,987.14	4,583.33	2,596.19	7,626.33	32,083.31	24,456.98	55,000.00
07170	Office Expense	1,317.61	1,666.67	349.06	6,686.06	11,666.69	4,980.63	20,000.00
07190	Bank Service Charges	12.00	153.00	141.00	429.95	1,071.00	641.05	1,836.00
09050	Interest Receivable Offset	.00	.00	.00	259.30	.00	(259.30)	.00
09080	Pool/Boat Key Offset	(400.00)	.00	400.00	(100.00)	.00	100.00	.00
09130	Insurance Expense	.00	.00	.00	1,394.00	.00	(1,394.00)	.00
	General & Administrative	16,278.66	26,835.84	10,557.18	145,427.17	187,850.88	42,423.71	322,030.00
Operations								
08010	General Repair & Maintenance	1,883.31	3,333.33	1,450.02	15,499.35	23,333.31	7,833.96	40,000.00
08040	Maintenance & Janitorial Suppl	1,828.64	238.92	(1,589.72)	4,899.00	1,672.44	(3,226.56)	2,867.00
08050	Plumbing	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00
08060	Fuel Expense	141.34	48.67	(92.67)	548.87	340.69	(208.18)	584.00

Riverwalk Homeowners' Association, Inc.

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Income/Expense Statement

Period: 07/01/21 to 07/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08065	Golf Cart & Truck Expense	538.85	.00	(538.85)	637.84	.00	(637.84)	.00
08090	Concrete Repair	267.50	833.33	565.83	535.00	5,833.31	5,298.31	10,000.00
08100	Lake Maintenance	93.00	171.25	78.25	1,172.00	1,198.75	26.75	2,055.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	43,826.86	42,058.31	(1,768.55)	72,100.00
08120	Irrigation Maintenance& Repai	.00	550.67	550.67	1,752.56	3,854.69	2,102.13	6,608.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	.00	17,500.00	17,500.00	30,000.00
08150	Gutter Cleaning	.00	733.33	733.33	5,995.00	5,133.31	(861.69)	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	26,155.00	22,589.56	(3,565.44)	38,725.00
08170	Mangrove Trimming	.00	233.33	233.33	1,400.00	1,633.31	233.31	2,800.00
08200	Pool Repairs, Parts & Supplie	7,143.66	2,500.00	(4,643.66)	9,672.22	17,500.00	7,827.78	30,000.00
08220	Tennis Court Revision	.00	416.67	416.67	1,539.09	2,916.69	1,377.60	5,000.00
08230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	5,833.31	5,833.31	10,000.00
08235	Social Events	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00
08240	Tech Support & Repairs	.00	147.33	147.33	4,901.02	1,031.31	(3,869.71)	1,768.00
08250	Code/Parking Enforcement	3,445.40	3,605.00	159.60	19,244.12	25,235.00	5,990.88	43,260.00
08260	Bad Debt Expence	.00	4,333.33	4,333.33	.00	30,333.31	30,333.31	52,000.00
	Grounds / Operations	21,341.70	30,047.24	8,705.54	137,777.93	210,330.68	72,552.75	360,567.00
Maintenance								
09010	Electricity	2,646.26	2,695.75	49.49	21,269.68	18,870.25	(2,399.43)	32,349.00
09015	Electricity Boat Area	193.14	.00	(193.14)	574.72	.00	(574.72)	.00
09020	Water & Sewer	884.79	486.08	(398.71)	3,907.67	3,402.56	(505.11)	5,833.00
09025	Water -Boat Area	.00	.00	.00	50.00	.00	(50.00)	.00
09030	Telephone & Internet Service	307.00	200.00	(107.00)	1,052.74	1,400.00	347.26	2,400.00
09040	Trash Removal	296.05	266.67	(29.38)	1,809.65	1,866.69	57.04	3,200.00
09520	Internet & Camera	129.91	416.67	286.76	2,979.95	2,916.69	(63.26)	5,000.00
	Utilities	4,457.15	4,065.17	(391.98)	31,644.41	28,456.19	(3,188.22)	48,782.00
Reserve Contributions								
09510	Transfer To Reserves	.00	18,166.67	18,166.67	.00	127,166.69	127,166.69	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	127,166.69	127,166.69	218,000.00
	TOTAL EXPENSES	42,077.51	79,114.92	37,037.41	314,849.51	553,804.44	238,954.93	949,379.00
	Current Year Net Income/(loss)	39,832.99	(.01)	39,833.00	256,506.67	(.07)	256,506.74	.00