Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 07/31/22

ASSETS

1010	SouthState - Operating Funds	$ 219,041.69	
1012	Southstate-ICS Sweep	1,133,162.91	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(1,100,218.69)	
	Operating Funds`		$ 253,207.30
1210	Reserve Fund-Pending	$ 1,100,218.69	
	Reeserve Funds		$ 1,100,218.69
1301	A/R Boat Storage	$ 1,600.00	
1310	Assessments Receivable	75,135.14	
1315	Boat Key Receivable	100.00	
1316	Pool Key Receivable	339.76	
1340	Late Fees Receivable	2,098.00	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	560.80	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	15,395.62	
1400	Violation Fine Recv.	18,391.98	
1430	Application Fee Recv	250.00	
1440	Background Check Recv	50.00	
1460	Kayak Storage Receivable	175.00	
	Receivables`		$ 115,088.50
1505	Bad Debt Allowance	$ (79,313.22)	
1520	Legal Fees Recovery Rec	78,506.00	
1550	To Be Allocated	32,978.26	
1610	Prepaid Insurance	16,718.29	
	Other Assets		$ 48,889.33
	TOTAL ASSETS		$ 1,517,403.82
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	$ 8,296.62	
3090	Storage Key Deposits	2,600.00	

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 07/31/22

3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	32,037.64	
3315	Deferred Maintenance	149,600.00	
	Subtotal Current Liab.		$ 204,799.26
RESERVES:			
5095	Boat Yard Saving Fund	$ 47,364.60	
5200	Capital Asset Saving Funds	1,080,893.66	
	Subtotal Reserves		$ 1,128,258.26
EQUITY:			
5510	Fund Balance	$ 68,039.14	
5512	Current Yr Adjustments	(44.79)	
	Current Year Net Income/(Loss)	116,251.95	
	Subtotal Equity		$ 184,246.30
	TOTAL LIABILITIES & EQUITY		$ 1,517,303.82
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.ayout: 1, sub-account: "All"

3alance sheet is out of balance by 100.00

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

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 07/01/22 to 07/31/22

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	523,600.00	523,600.00	.00	897,600.00
6010	Bank Interest Income	892.55	11.50	881.05	1,846.72	80.50	1,766.22	138.00
6030	Interest Income	403.18	792.41	(389.23)	5,369.47	5,546.87	(177.40)	9,509.00
6040	Late Fee Income	.00	401.25	(401.25)	4,380.00	2,808.75	1,571.25	4,815.00
6050	Estoppels Fees	1,350.00	833.33	516.67	5,250.00	5,833.31	(583.31)	10,000.00
6065	Application Fees	2,500.00	1,333.33	1,166.67	11,250.00	9,333.31	1,916.69	16,000.00
6090	Boat Storage Fees	6,560.00	.00	6,560.00	6,560.00	.00	6,560.00	.00
6095	Transponder Fee	.00	.00	.00	35.00	.00	35.00	.00
6117	Background Checks	275.00	133.33	141.67	1,275.00	933.31	341.69	1,600.00
6118	Kayak Storage Fees	.00	133.33	(133.33)	.00	933.31	(933.31)	1,600.00
6120	Miscellanous Income	1,297.41	16.66	1,280.75	1,297.41	116.62	1,180.79	200.00
6130	Pool Key Income	150.00	62.50	87.50	675.00	437.50	237.50	750.00
6310	Violation Fines	1,122.00	416.66	705.34	2,338.00	2,916.62	(578.62)	5,000.00
6340	NSF Fee Income	.00	.00	.00	35.00	.00	35.00	.00
6360	Misc. Owner Charges	.00	8.33	(8.33)	2,782.08	58.31	2,723.77	100.00
	Total Income	89,350.14	78,942.63	10,407.51	566,693.68	552,598.41	14,095.27	947,312.00
	EXPENSES							
General & Administrative								
7010	Property Management Payroll	12,799.73	18,900.00	6,100.27	99,035.27	132,300.00	33,264.73	226,800.00
7011	Payroll Taxes	2,764.29	2,113.50	(650.79)	20,856.11	14,794.50	(6,061.61)	25,362.00
7012	Payroll Processing Fees	166.02	117.91	(48.11)	1,048.74	825.37	(223.37)	1,415.00
7090	Audit Fees	.00	316.66	316.66	.00	2,216.62	2,216.62	3,800.00
7100	Accounting Services	.00	1,000.00	1,000.00	2,625.00	7,000.00	4,375.00	12,000.00
7110	Legal Fees	.00	2,980.58	2,980.58	2,859.93	20,864.06	18,004.13	35,767.00
7120	Permits, Fees, Taxes	.00	102.33	102.33	.00	716.31	716.31	1,228.00
7130	Postage & Mail Handling	.00	20.83	20.83	410.00	145.81	(264.19)	250.00
7140	Printing	.00	20.83	20.83	.00	145.81	145.81	250.00
7160	Insurance Expense	2,378.58	1,463.83	(914.75)	16,544.30	10,246.81	(6,297.49)	17,566.00
7170	Office Expense	1,108.72	947.00	(161.72)	7,558.75	6,629.00	(929.75)	11,364.00
7190	Bank Service Charges	.00	47.75	47.75	52.00	334.25	282.25	573.00
7200	Bad Debt Allowance	4,333.33	.00	(4,333.33)	30,333.31	.00	(30,333.31)	.00
9050	Interest Receivable Offset	.00	28.83	28.83	.00	201.81	201.81	346.00
	General & Administrative	23,550.67	28,060.05	4,509.38	181,323.41	196,420.35	15,096.94	336,721.00
Operations								
8010	General Repair & Maintenance	183.62	3,750.00	3,566.38	3,939.16	26,250.00	22,310.84	45,000.00
8020	Kayak Storage Area	161.00	.00	(161.00)	1,245.92	.00	(1,245.92)	.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 07/01/22 to 07/31/22

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	2,660.68	.00	(2,660.68)	.00
8040	Maintenance &Janitorial Suppl	.00	766.25	766.25	739.75	5,363.75	4,624.00	9,195.00
8050	Plumbing	.00	166.66	166.66	.00	1,166.62	1,166.62	2,000.00
8060	Fuel Expense	.00	83.33	83.33	554.94	583.31	28.37	1,000.00
8065	Golf Cart & Truck Expense	.00	265.91	265.91	145.49	1,861.37	1,715.88	3,191.00
8090	Concrete Repair	6,098.09	833.33	(5,264.76)	8,198.34	5,833.31	(2,365.03)	10,000.00
8100	Lake Maintenance	94.86	171.25	76.39	806.84	1,198.75	391.91	2,055.00
8110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	37,454.00	42,058.31	4,604.31	72,100.00
8120	Irrigation Maintenance& Repai	933.06	299.91	(633.15)	3,697.36	2,099.37	(1,597.99)	3,599.00
8130	Landscape Revitalization	342.40	2,500.00	2,157.60	859.94	17,500.00	16,640.06	30,000.00
8150	Gutter Cleaning	.00	733.33	733.33	6,900.00	5,133.31	(1,766.69)	8,800.00
8160	Tree Trimming	.00	3,227.08	3,227.08	34,770.00	22,589.56	(12,180.44)	38,725.00
8170	Mangrove Trimming	.00	241.66	241.66	735.00	1,691.62	956.62	2,900.00
8200	Pool Repairs, Parts & Supplie	3,025.46	2,500.00	(525.46)	10,280.77	17,500.00	7,219.23	30,000.00
8220	Tennis Court Revision	.00	166.66	166.66	539.68	1,166.62	626.94	2,000.00
8230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	5,833.31	5,833.31	10,000.00
8235	Social Events	.00	166.66	166.66	701.57	1,166.62	465.05	2,000.00
8240	Tech Support & Repairs	435.00	833.33	398.33	1,453.73	5,833.31	4,379.58	10,000.00
8255	The Weir	.00	2,576.08	2,576.08	.00	18,032.56	18,032.56	30,913.00
8260	Bad Debt Expence	.00	2,166.66	2,166.66	.00	15,166.62	15,166.62	26,000.00
8270	Jupiter PD/Additional Securit	.00	.00	.00	160.23	.00	(160.23)	.00
	Grounds / Operations	17,273.49	28,289.76	11,016.27	115,843.40	198,028.32	82,184.92	339,478.00
Maintenance								
9010	Electricity	3,472.35	3,000.83	(471.52)	19,302.60	21,005.81	1,703.21	36,010.00
9020	Water & Sewer	839.11	508.58	(330.53)	2,950.53	3,560.06	609.53	6,103.00
9030	Telephone & Internet Service	326.75	134.00	(192.75)	2,312.12	938.00	(1,374.12)	1,608.00
9040	Trash Removal	155.48	311.00	155.52	1,393.77	2,177.00	783.23	3,732.00
9520	Internet & Camera	.00	471.50	471.50	149.27	3,300.50	3,151.23	5,658.00
	Utilities	4,793.69	4,425.91	(367.78)	26,108.29	30,981.37	4,873.08	53,111.00
Reserve Contributions								
9510	Transfer To Reserves	18,166.67	18,166.66	(.01)	127,166.63	127,166.62	(.01)	218,000.00
	Reserve Contributions	18,166.67	18,166.66	(.01)	127,166.63	127,166.62	(.01)	218,000.00
	TOTAL EXPENSES	63,784.52	78,942.38	15,157.86	450,441.73	552,596.66	102,154.93	947,310.00
	Current Year Net Income/(loss	25,565.62	.25	25,565.37	116,251.95	1.75	116,250.20	2.00