

Riverwalk Homeowners' Association, Inc.

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Balance Sheet

As of 08/31/22

ASSETS

1010	SouthState - Operating Funds	\$ 233,631.78	
1012	Southstate-ICS Sweep	1,114,537.05	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(1,100,218.69)	
	Operating Funds		\$ 249,171.53
1210	Reserve Fund-Pending	\$ 1,100,218.69	
	Reeserve Funds		\$ 1,100,218.69
1301	A/R Boat Storage	\$ 893.14	
1310	Assessments Receivable	49,990.80	
1315	Boat Key Receivable	100.00	
1316	Pool Key Receivable	564.76	
1340	Late Fees Receivable	2,410.92	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	569.00	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	15,173.35	
1400	Violation Fine Recv.	16,941.33	
1430	Application Fee Recv	1,000.00	
1440	Background Check Recv	175.00	
1450	Estoppel Fee Recv	850.00	
1460	Kayak Storage Receivable	3,400.00	
	Receivables		\$ 93,060.50
1505	Bad Debt Allowance	\$ (48,979.91)	
1510	A/R Other	(830.00)	
1520	Legal Fees Recovery Rec	78,506.00	
1550	To Be Allocated	33,023.05	
1610	Prepaid Insurance	14,860.71	
	Other Assets		\$ 76,579.85
	TOTAL ASSETS		\$ 1,519,030.57

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Riverwalk Homeowners' Association, Inc.

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Balance Sheet

As of 08/31/22

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$	19,774.92	
3090	Storage Key Deposits		2,600.00	
3100	Boat Ramp Kep Deposit		12,165.00	
3310	Prepaid Owner Assessments		34,860.69	
3315	Deferred Maintenance		74,800.00	
	Subtotal Current Liab.			\$ 144,200.61

RESERVES:

5095	Boat Yard Saving Fund	\$	44,729.13	
5200	Capital Asset Saving Funds		1,099,060.33	
	Subtotal Reserves			\$ 1,143,789.46

EQUITY:

5510	Fund Balance	\$	68,039.14	
	Current Year Net Income/(Loss)		162,901.36	
	Subtotal Equity			\$ 230,940.50

	TOTAL LIABILITIES & EQUITY			\$ 1,518,930.57
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Layout: 1, sub-account: "All"

Balance sheet is out of balance by 100.00

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.

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
6000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	598,400.00	598,400.00	.00	897,600.00
6010	Bank Interest Income	48.17	11.50	36.67	1,894.89	92.00	1,802.89	138.00
6030	Interest Income	1,150.79	792.41	358.38	6,520.26	6,339.28	180.98	9,509.00
6040	Late Fee Income	990.00	401.25	588.75	5,370.00	3,210.00	2,160.00	4,815.00
6050	Estoppels Fees	1,350.00	833.33	516.67	6,600.00	6,666.64	(66.64)	10,000.00
6065	Application Fees	2,000.00	1,333.33	666.67	13,250.00	10,666.64	2,583.36	16,000.00
6090	Boat Storage Fees	(160.00)	.00	(160.00)	6,400.00	.00	6,400.00	.00
6095	Transponder Fee	.00	.00	.00	35.00	.00	35.00	.00
6117	Background Checks	225.00	133.33	91.67	1,500.00	1,066.64	433.36	1,600.00
6118	Kayak Storage Fees	3,700.00	133.33	3,566.67	3,700.00	1,066.64	2,633.36	1,600.00
6120	Miscellaneous Income	.00	16.66	(16.66)	1,297.41	133.28	1,164.13	200.00
6130	Pool Key Income	375.00	62.50	312.50	1,050.00	500.00	550.00	750.00
6310	Violation Fines	399.35	416.66	(17.31)	2,737.35	3,333.28	(595.93)	5,000.00
6340	NSF Fee Income	.00	.00	.00	35.00	.00	35.00	.00
6360	Misc. Owner Charges	579.17	8.33	570.84	3,361.25	66.64	3,294.61	100.00
	Total Income	85,457.48	78,942.63	6,514.85	652,151.16	631,541.04	20,610.12	947,312.00

EXPENSES

General & Administrative

7010	Property Management Payroll	22,423.65	18,900.00	(3,523.65)	121,458.92	151,200.00	29,741.08	226,800.00
7011	Payroll Taxes	5,244.80	2,113.50	(3,131.30)	26,100.91	16,908.00	(9,192.91)	25,362.00
7012	Payroll Processing Fees	96.68	117.91	21.23	1,145.42	943.28	(202.14)	1,415.00
7090	Audit Fees	.00	316.66	316.66	.00	2,533.28	2,533.28	3,800.00
7100	Accounting Services	.00	1,000.00	1,000.00	2,625.00	8,000.00	5,375.00	12,000.00
7110	Legal Fees	(1,040.88)	2,980.58	4,021.46	1,819.05	23,844.64	22,025.59	35,767.00
7120	Permits, Fees, Taxes	.00	102.33	102.33	.00	818.64	818.64	1,228.00
7130	Postage & Mail Handling	.00	20.83	20.83	410.00	166.64	(243.36)	250.00
7140	Printing	.00	20.83	20.83	.00	166.64	166.64	250.00
7160	Insurance Expense	3,210.58	1,463.83	(1,746.75)	19,754.88	11,710.64	(8,044.24)	17,566.00
7170	Office Expense	1,847.70	947.00	(900.70)	9,406.45	7,576.00	(1,830.45)	11,364.00
7180	Unbudgeted Expenses	611.00	.00	(611.00)	611.00	.00	(611.00)	.00
7190	Bank Service Charges	61.00	47.75	(13.25)	113.00	382.00	269.00	573.00
7200	Bad Debt Allowance	(30,333.31)	.00	30,333.31	.00	.00	.00	.00
9050	Interest Receivable Offset	.00	28.83	28.83	.00	230.64	230.64	346.00
	General & Administrative	2,121.22	28,060.05	25,938.83	183,444.63	224,480.40	41,035.77	336,721.00

Operations

8010	General Repair & Maintenance	1,170.35	3,750.00	2,579.65	5,109.51	30,000.00	24,890.49	45,000.00
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Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
8020	Kayak Storage Area	.00	.00	.00	1,245.92	.00	(1,245.92)	.00
8030	Electrical	.00	.00	.00	2,660.68	.00	(2,660.68)	.00
8040	Maintenance & Janitorial Suppl	.00	766.25	766.25	739.75	6,130.00	5,390.25	9,195.00
8050	Plumbing	85.00	166.66	81.66	85.00	1,333.28	1,248.28	2,000.00
8060	Fuel Expense	285.00	83.33	(201.67)	839.94	666.64	(173.30)	1,000.00
8065	Golf Cart & Truck Expense	221.67	265.91	44.24	367.16	2,127.28	1,760.12	3,191.00
8090	Concrete Repair	798.61	833.33	34.72	8,996.95	6,666.64	(2,330.31)	10,000.00
8100	Lake Maintenance	123.42	171.25	47.83	930.26	1,370.00	439.74	2,055.00
8110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	43,454.00	48,066.64	4,612.64	72,100.00
8120	Irrigation Maintenance & Repai	1,275.00	299.91	(975.09)	4,972.36	2,399.28	(2,573.08)	3,599.00
8130	Landscape Revitalization	125.19	2,500.00	2,374.81	985.13	20,000.00	19,014.87	30,000.00
8150	Gutter Cleaning	.00	733.33	733.33	6,900.00	5,866.64	(1,033.36)	8,800.00
8160	Tree Trimming	.00	3,227.08	3,227.08	34,770.00	25,816.64	(8,953.36)	38,725.00
8170	Mangrove Trimming	.00	241.66	241.66	735.00	1,933.28	1,198.28	2,900.00
8200	Pool Repairs, Parts & Supplie	3,266.56	2,500.00	(766.56)	13,547.33	20,000.00	6,452.67	30,000.00
8220	Tennis Court Revision	.00	166.66	166.66	539.68	1,333.28	793.60	2,000.00
8230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	6,666.64	6,666.64	10,000.00
8235	Social Events	.00	166.66	166.66	701.57	1,333.28	631.71	2,000.00
8240	Tech Support & Repairs	890.00	833.33	(56.67)	2,343.73	6,666.64	4,322.91	10,000.00
8255	The Weir	.00	2,576.08	2,576.08	.00	20,608.64	20,608.64	30,913.00
8260	Bad Debt Expense	.00	2,166.66	2,166.66	.00	17,333.28	17,333.28	26,000.00
8270	Jupiter PD/Additional Securit	160.23	.00	(160.23)	320.46	.00	(320.46)	.00
Grounds / Operations		14,401.03	28,289.76	13,888.73	130,244.43	226,318.08	96,073.65	339,478.00
Maintenance								
9010	Electricity	3,362.25	3,000.83	(361.42)	22,664.85	24,006.64	1,341.79	36,010.00
9020	Water & Sewer	274.67	508.58	233.91	3,225.20	4,068.64	843.44	6,103.00
9030	Telephone & Internet Service	326.75	134.00	(192.75)	2,638.87	1,072.00	(1,566.87)	1,608.00
9040	Trash Removal	155.48	311.00	155.52	1,549.25	2,488.00	938.75	3,732.00
9520	Internet & Camera	.00	471.50	471.50	149.27	3,772.00	3,622.73	5,658.00
Utilities		4,119.15	4,425.91	306.76	30,227.44	35,407.28	5,179.84	53,111.00
Reserve Contributions								
9510	Transfer To Reserves	18,166.67	18,166.66	(.01)	145,333.30	145,333.28	(.02)	218,000.00
Reserve Contributions		18,166.67	18,166.66	(.01)	145,333.30	145,333.28	(.02)	218,000.00
TOTAL EXPENSES		38,808.07	78,942.38	40,134.31	489,249.80	631,539.04	142,289.24	947,310.00
Current Year Net Income/(loss		46,649.41	.25	46,649.16	162,901.36	2.00	162,899.36	2.00