Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 09/30/21

ASSETS

1010	Cash Checking - Operating	$ 952,208.58	
1020	Petty Cash	378.27	
1301	A/R Boat Storage	800.00	
1310	Assessments Receivable	56,338.01	
1315	Bad Debt Allowance	(14,904.77)	
1340	Late Fees Receivable	2,908.72	
1350	Legal Fees Receivable	11,200.00	
1360	Misc. Owner Receivables	20,982.13	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	14,329.61	
1400	Violation Fine Recv.	16,800.00	
1430	Application Fee Recv	500.00	
1440	Background Check Recv	100.00	
1450	Estoppel Fee Recv	250.00	
1460	Kayak Storage Receivable	1,400.00	
1610	Prepaid Insurance	11,760.98	
1620	Prepaid Expenses	660.00	
1980	SUSPENSE	(50.00)	
	TOTAL ASSETS		$ 1,075,696.53

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	$ 16,704.03	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	28,247.29	
3315	Deferred Maintenance	(301.24)	
	Subtotal Current Liab.		$ 59,515.08

RESERVES:

5095	Boat Yard Saving Fund	$ 51,534.74	
5200	Capital Asset Saving Funds	376,010.28	
	Subtotal Reserves		$ 427,545.02

EQUITY:

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 09/30/21

5510	Prior Year Net Inc./Loss	$ 1,516,385.55	
5520	Retained Earnings	(1,231,741.51)	
	Current Year Net Income/(Loss)	304,719.39	
	Subtotal Equity		$ 589,363.43
	TOTAL LIABILITIES & EQUITY		$ 1,076,423.53

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.

Income/Expense Statement

Period: 09/01/21 to 09/30/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	74,800.00	74,800.00	.00	673,200.00	673,200.00	.00	897,600.00
06010	Bank Interest Income	32.31	28.92	3.39	103.24	260.28	(157.04)	347.00
06030	Interest Income	(66.33)	717.33	(783.66)	7,131.72	6,455.97	675.75	8,608.00
06040	Late Fee Income	(90.00)	420.00	(510.00)	3,611.52	3,780.00	(168.48)	5,040.00
06050	Estoppels Fees	500.00	827.75	(327.75)	8,710.00	7,449.75	1,260.25	9,933.00
06065	Application Fees	750.00	1,058.33	(308.33)	12,000.00	9,524.97	2,475.03	12,700.00
06090	Boat Storage Fees	(7,200.00)	.00	(7,200.00)	.00	.00	.00	.00
06095	Transponder Fee	(225.00)	.00	(225.00)	.00	.00	.00	.00
06117	Background Checks	100.00	611.08	(511.08)	1,900.00	5,499.72	(3,599.72)	7,333.00
06118	Kayak Storage Fees	25.00	133.33	(108.33)	1,750.00	1,199.97	550.03	1,600.00
06120	Miscellanous Income	.00	.00	.00	2,350.00	.00	2,350.00	.00
06130	Pool Key Income	75.00	93.75	(18.75)	600.00	843.75	(243.75)	1,125.00
06310	Violation Fines	(49.76)	298.33	(348.09)	10,200.24	2,684.97	7,515.27	3,580.00
06340	NSF Fee Income	.00	19.42	(19.42)	5.00	174.78	(169.78)	233.00
06360	Misc. Owner Charges	.00	106.67	(106.67)	380.00	960.03	(580.03)	1,280.00
	Total Income	68,651.22	79,114.91	(10,463.69)	721,941.72	712,034.19	9,907.53	949,379.00

EXPENSES

General & Administrative								
07010	Property Management Payroll	11,212.72	15,768.50	4,555.78	117,176.96	141,916.50	24,739.54	189,222.00
07011	Payroll Taxes	2,182.58	.00	(2,182.58)	19,021.39	.00	(19,021.39)	.00
07012	Payroll Processing Fees	233.60	.00	(233.60)	1,061.55	.00	(1,061.55)	.00
07090	Audit Fees	.00	316.67	316.67	.00	2,850.03	2,850.03	3,800.00
07110	Legal Fees	1,079.44	4,166.67	3,087.23	26,825.41	37,500.03	10,674.62	50,000.00
07120	Permits, Fees, Taxes	.00	106.42	106.42	921.02	957.78	36.76	1,277.00
07130	Postage & Mail Handling	.00	74.58	74.58	182.75	671.22	488.47	895.00
07140	Printing	.00	.00	.00	174.95	.00	(174.95)	.00
07160	Insurance Expense	2,001.14	4,583.33	2,582.19	13,814.87	41,249.97	27,435.10	55,000.00
07170	Office Expense	838.29	1,666.67	828.38	8,523.24	15,000.03	6,476.79	20,000.00
07190	Bank Service Charges	.00	153.00	153.00	429.95	1,377.00	947.05	1,836.00
09050	Interest Receivable Offset	.00	.00	.00	259.30	.00	(259.30)	.00
09130	Insurance Expense	.00	.00	.00	1,394.00	.00	(1,394.00)	.00
	General & Administrative	17,547.77	26,835.84	9,288.07	189,785.39	241,522.56	51,737.17	322,030.00
Operations								
08010	General Repair & Maintenance	2,340.58	3,333.33	992.75	28,899.97	29,999.97	1,100.00	40,000.00
08040	Maintenance &Janitorial Suppl	841.80	238.92	(602.88)	6,896.31	2,150.28	(4,746.03)	2,867.00
08050	Plumbing	.00	166.67	166.67	.00	1,500.03	1,500.03	2,000.00
08060	Fuel Expense	.00	48.67	48.67	632.88	438.03	(194.85)	584.00
08065	Golf Cart & Truck Expense	60.00	.00	(60.00)	2,393.56	.00	(2,393.56)	.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 09/01/21 to 09/30/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08090	Concrete Repair	151.80	833.33	681.53	686.80	7,499.97	6,813.17	10,000.00
08100	Lake Maintenance	251.00	171.25	(79.75)	1,544.00	1,541.25	(2.75)	2,055.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	56,876.86	54,074.97	(2,801.89)	72,100.00
08120	Irrigation Maintenance& Repai	839.28	550.67	(288.61)	2,699.39	4,956.03	2,256.64	6,608.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	.00	22,500.00	22,500.00	30,000.00
08150	Gutter Cleaning	.00	733.33	733.33	5,995.00	6,599.97	604.97	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	26,155.00	29,043.72	2,888.72	38,725.00
08170	Mangrove Trimming	735.00	233.33	(501.67)	2,135.00	2,099.97	(35.03)	2,800.00
08200	Pool Repairs, Parts & Supplie	34.21	2,500.00	2,465.79	10,605.12	22,500.00	11,894.88	30,000.00
08220	Tennis Court Revision	.00	416.67	416.67	1,539.09	3,750.03	2,210.94	5,000.00
08230	Re-Striping of Parking Spaces	.00	833.33	833.33	.00	7,499.97	7,499.97	10,000.00
08235	Social Events	.00	166.67	166.67	.00	1,500.03	1,500.03	2,000.00
08240	Tech Support & Repairs	69.90	147.33	77.43	14,033.75	1,325.97	(12,707.78)	1,768.00
08250	Code/Parking Enforcement	3,615.74	3,605.00	(10.74)	26,311.25	32,445.00	6,133.75	43,260.00
08260	Bad Debt Expence	.00	4,333.33	4,333.33	.00	38,999.97	38,999.97	52,000.00
	Grounds / Operations	14,939.31	30,047.24	15,107.93	187,403.98	270,425.16	83,021.18	360,567.00
Maintenance								
09010	Electricity	2,870.38	2,695.75	(174.63)	27,007.71	24,261.75	(2,745.96)	32,349.00
09015	Electricity Boat Area	(783.06)	.00	783.06	.00	.00	.00	.00
09020	Water & Sewer	394.20	486.08	91.88	4,577.57	4,374.72	(202.85)	5,833.00
09025	Water -Boat Area	(50.00)	.00	50.00	.00	.00	.00	.00
09030	Telephone & Internet Service	.00	200.00	200.00	1,206.01	1,800.00	593.99	2,400.00
09040	Trash Removal	296.05	266.67	(29.38)	2,401.75	2,400.03	(1.72)	3,200.00
09520	Internet & Camera	1,070.48	416.67	(653.81)	4,243.76	3,750.03	(493.73)	5,000.00
	Utilities	3,798.05	4,065.17	267.12	39,436.80	36,586.53	(2,850.27)	48,782.00
Reserve Contributions								
09510	Transfer To Reserves	.00	18,166.67	18,166.67	.00	163,500.03	163,500.03	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	163,500.03	163,500.03	218,000.00
	TOTAL EXPENSES	36,285.13	79,114.92	42,829.79	416,626.17	712,034.28	295,408.11	949,379.00
	Current Year Net Income/(loss	32,366.09	(.01)	32,366.10	305,315.55	(.09)	305,315.64	.00