

Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 10/31/21

ASSETS

1010	Cash Checking - Operating	\$ 1,065,806.34	
1020	Petty Cash	518.27	
1310	Assessments Receivable	126,167.31	
1315	Bad Debt Allowance	(14,904.77)	
1340	Late Fees Receivable	2,608.72	
1350	Legal Fees Receivable	11,200.00	
1360	Misc. Owner Receivables	10,485.38	
1380	Owner Admin. Fees Receiv.	105.00	
1390	Owner Interest Receiv.	14,773.74	
1400	Violation Fine Recv.	18,400.00	
1430	Application Fee Recv	250.00	
1440	Background Check Recv	25.00	
1450	Estoppel Fee Recv	250.00	
1460	Kayak Storage Receivable	1,100.00	
1610	Prepaid Insurance	10,080.84	
1620	Prepaid Expenses	660.00	
TOTAL ASSETS			\$ 1,247,525.83
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 15,004.66	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	9,439.17	
3315	Deferred Maintenance	74,498.76	
Subtotal Current Liab.			\$ 113,807.59

RESERVES:

5095	Boat Yard Saving Fund	\$ 51,265.51	
5200	Capital Asset Saving Funds	375,860.28	
Subtotal Reserves			\$ 427,125.79

EQUITY:

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

Riverwalk Homeowners' Association, Inc.
Balance Sheet
As of 10/31/21

Current Year Net Income/(Loss)	421,948.41	
Subtotal Equity		\$ 706,592.45
TOTAL LIABILITIES & EQUITY		\$ 1,247,525.83
		=====

Riverwalk Homeowners' Association, Inc.

Page: 1

Income/Expense Statement
Period: 10/01/21 to 10/31/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	149,600.00	74,800.00	74,800.00	822,800.00	748,000.00	74,800.00	897,600.00
06010	Bank Interest Income	34.62	28.92	5.70	137.86	289.20	(151.34)	347.00
06030	Interest Income	480.13	717.33	(237.20)	7,611.85	7,173.30	438.55	8,608.00
06040	Late Fee Income	(240.00)	420.00	(660.00)	3,371.52	4,200.00	(828.48)	5,040.00
06050	Estoppels Fees	1,250.00	827.75	422.25	9,960.00	8,277.50	1,682.50	9,933.00
06065	Application Fees	1,750.00	1,058.33	691.67	13,750.00	10,583.30	3,166.70	12,700.00
06117	Background Checks	225.00	611.08	(386.08)	2,125.00	6,110.80	(3,985.80)	7,333.00
06118	Kayak Storage Fees	75.00	133.33	(58.33)	1,825.00	1,333.30	491.70	1,600.00
06120	Miscellaneous Income	.00	.00	.00	2,350.00	.00	2,350.00	.00
06130	Pool Key Income	75.00	93.75	(18.75)	675.00	937.50	(262.50)	1,125.00
06310	Violation Fines	1,800.00	298.33	1,501.67	12,000.24	2,983.30	9,016.94	3,580.00
06340	NSF Fee Income	70.00	19.42	50.58	75.00	194.20	(119.20)	233.00
06360	Misc. Owner Charges	(20.00)	106.67	(126.67)	360.00	1,066.70	(706.70)	1,280.00
	Total Income	155,099.75	79,114.91	75,984.84	877,041.47	791,149.10	85,892.37	949,379.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	17,520.24	15,768.50	(1,751.74)	134,697.20	157,685.00	22,987.80	189,222.00
07011	Payroll Taxes	.00	.00	.00	19,021.39	.00	(19,021.39)	.00
07012	Payroll Processing Fees	158.08	.00	(158.08)	1,219.63	.00	(1,219.63)	.00
07090	Audit Fees	3,800.00	316.67	(3,483.33)	3,800.00	3,166.70	(633.30)	3,800.00
07110	Legal Fees	1,760.87	4,166.67	2,405.80	28,586.28	41,666.70	13,080.42	50,000.00
07120	Permits, Fees, Taxes	.00	106.42	106.42	921.02	1,064.20	143.18	1,277.00
07130	Postage & Mail Handling	.00	74.58	74.58	182.75	745.80	563.05	895.00
07140	Printing	.00	.00	.00	174.95	.00	(174.95)	.00
07160	Insurance Expense	2,495.14	4,583.33	2,088.19	16,310.01	45,833.30	29,523.29	55,000.00
07170	Office Expense	720.68	1,666.67	945.99	9,243.92	16,666.70	7,422.78	20,000.00
07190	Bank Service Charges	18.00	153.00	135.00	447.95	1,530.00	1,082.05	1,836.00
07200	Bad Debt Allowance	.00	4,333.33	4,333.33	.00	43,333.30	43,333.30	52,000.00
09050	Interest Receivable Offset	.00	.00	.00	259.30	.00	(259.30)	.00
09130	DO NOT USE - Insurance Expens	.00	.00	.00	1,394.00	.00	(1,394.00)	.00
	General & Administrative	26,473.01	31,169.17	4,696.16	216,258.40	311,691.70	95,433.30	374,030.00
Operations								
08010	General Repair & Maintenance	217.00	3,333.33	3,116.33	29,116.97	33,333.30	4,216.33	40,000.00
08040	Maintenance &Janitorial Suppl	.00	238.92	238.92	6,896.31	2,389.20	(4,507.11)	2,867.00
08050	Plumbing	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
08060	Fuel Expense	.00	48.67	48.67	632.88	486.70	(146.18)	584.00
08065	Golf Cart & Truck Expense	.00	.00	.00	2,393.56	.00	(2,393.56)	.00
08090	Concrete Repair	.00	833.33	833.33	686.80	8,333.30	7,646.50	10,000.00

Page: 2

Income/Expense Statement
Period: 10/01/21 to 10/31/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08100	Lake Maintenance	121.00	171.25	50.25	1,665.00	1,712.50	47.50	2,055.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	63,603.86	60,083.30	(3,520.56)	72,100.00
08120	Irrigation Maintenance& Repai	.00	550.67	550.67	2,699.39	5,506.70	2,807.31	6,608.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	.00	25,000.00	25,000.00	30,000.00
08150	Gutter Cleaning	.00	733.33	733.33	5,995.00	7,333.30	1,338.30	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	26,155.00	32,270.80	6,115.80	38,725.00
08170	Mangrove Trimming	.00	233.33	233.33	2,135.00	2,333.30	198.30	2,800.00
08200	Pool Repairs, Parts & Supplie	205.83	2,500.00	2,294.17	10,810.95	25,000.00	14,189.05	30,000.00
08220	Tennis Court Revision	.00	416.67	416.67	1,539.09	4,166.70	2,627.61	5,000.00
08240	Tech Support & Repairs	765.38	564.00	(201.38)	14,799.13	5,640.00	(9,159.13)	6,768.00
08250	Code/Parking Enforcement	.00	3,605.00	3,605.00	26,311.25	36,050.00	9,738.75	43,260.00
08270	Jupiter PD/Additional Securit	.00	833.33	833.33	.00	8,333.30	8,333.30	10,000.00
	Grounds / Operations	7,309.21	25,963.91	18,654.70	195,440.19	259,639.10	64,198.91	311,567.00
Maintenance								
09010	Electricity	2,862.02	2,695.75	(166.27)	29,869.73	26,957.50	(2,912.23)	32,349.00
09020	Water & Sewer	188.53	486.08	297.55	4,766.10	4,860.80	94.70	5,833.00
09030	Telephone & Internet Service	.00	200.00	200.00	1,206.01	2,000.00	793.99	2,400.00
09040	Trash Removal	310.96	266.67	(44.29)	2,712.71	2,666.70	(46.01)	3,200.00
09520	Internet & Camera	.00	.00	.00	4,243.76	.00	(4,243.76)	.00
	Utilities	3,361.51	3,648.50	286.99	42,798.31	36,485.00	(6,313.31)	43,782.00
Reserve Contributions								
09510	Transfer To Reserves	.00	18,166.67	18,166.67	.00	181,666.70	181,666.70	218,000.00
	Reserve Contributions	.00	18,166.67	18,166.67	.00	181,666.70	181,666.70	218,000.00
	TOTAL EXPENSES	37,143.73	78,948.25	41,804.52	454,496.90	789,482.50	334,985.60	947,379.00
	Current Year Net Income/(loss	117,956.02	166.66	117,789.36	422,544.57	1,666.60	420,877.97	2,000.00