Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 12/31/21

ASSETS

1010	Cash Checking - Operating	$ 1,063,693.79	
1020	Petty Cash	518.27	
1310	Assessments Receivable	41,024.61	
1315	Bad Debt Allowance	(38,566.91)	
1340	Late Fees Receivable	2,079.99	
1350	Legal Fees Receivable	957.20	
1360	Misc. Owner Receivables	1,562.08	
1380	Owner Admin. Fees Receiv.	70.00	
1390	Owner Interest Receiv.	14,454.64	
1400	Violation Fine Recv.	22,200.00	
1430	Application Fee Recv	555.00	
1440	Background Check Recv	50.00	
1460	Kayak Storage Receivable	435.00	
1610	Prepaid Insurance	6,720.56	
1620	Prepaid Expenses	660.00	
1980	SUSPENSE	(4,486.33)	
	TOTAL ASSETS		$ 1,111,927.90
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LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 10,503.69	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	22,126.34	
	Subtotal Current Liab.		$ 47,495.03
RESERVES:			
5095	Boat Yard Saving Fund	$ 48,698.58	
5200	Capital Asset Saving Funds	592,786.28	
	Subtotal Reserves		$ 641,484.86
EQUITY:			
5510	Prior Year Net Inc./Loss	$ 1,516,385.55	
5520	Retained Earnings	(1,231,741.51)	
	Current Year Net Income/(Loss)	138,303.97	
	Subtotal Equity		$ 422,948.01

TOTAL LIABILITIES & EQUITY	$ 1,111,927.90
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 12/01/21 to 12/31/21

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:								
06000	OWNER ASSESSMENTS	.00	74,800.00	(74,800.00)	897,600.00	897,600.00	.00	897,600.00
06010	Bank Interest Income	36.87	28.88	7.99	211.56	347.00	(135.44)	347.00
06030	Interest Income	1,013.58	717.37	296.21	9,345.56	8,608.00	737.56	8,608.00
06040	Late Fee Income	(150.00)	420.00	(570.00)	4,511.52	5,040.00	(528.48)	5,040.00
06050	Estoppels Fees	1,100.00	827.75	272.25	12,160.00	9,933.00	2,227.00	9,933.00
06065	Application Fees	1,000.00	1,058.37	(58.37)	16,000.00	12,700.00	3,300.00	12,700.00
06117	Background Checks	200.00	611.12	(411.12)	2,475.00	7,333.00	(4,858.00)	7,333.00
06118	Kayak Storage Fees	.00	133.37	(133.37)	1,825.00	1,600.00	225.00	1,600.00
06120	Miscellanous Income	.00	.00	.00	2,350.00	.00	2,350.00	.00
06130	Pool Key Income	.00	93.75	(93.75)	675.00	1,125.00	(450.00)	1,125.00
06310	Violation Fines	700.00	298.37	401.63	17,500.24	3,580.00	13,920.24	3,580.00
06340	NSF Fee Income	.00	19.38	(19.38)	110.00	233.00	(123.00)	233.00
06360	Misc. Owner Charges	.00	106.63	(106.63)	360.00	1,280.00	(920.00)	1,280.00
	Total Income	3,900.45	79,114.99	(75,214.54)	965,123.88	949,379.00	15,744.88	949,379.00

EXPENSES

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
General & Administrative								
07010	Property Management Payroll	39,970.48	15,768.50	(24,201.98)	192,566.36	189,222.00	(3,344.36)	189,222.00
07011	Payroll Taxes	(19,021.39)	.00	19,021.39	.00	.00	.00	.00
07012	Payroll Processing Fees	(1,328.13)	.00	1,328.13	.00	.00	.00	.00
07090	Audit Fees	.00	316.63	316.63	3,800.00	3,800.00	.00	3,800.00
07100	Accounting Services	.00	.00	.00	200.00	.00	(200.00)	.00
07110	Legal Fees	(911.15)	4,166.63	5,077.78	27,809.03	50,000.00	22,190.97	50,000.00
07120	Permits, Fees, Taxes	.00	106.38	106.38	921.02	1,277.00	355.98	1,277.00
07130	Postage & Mail Handling	8.70	74.62	65.92	191.45	895.00	703.55	895.00
07140	Printing	.00	.00	.00	174.95	.00	(174.95)	.00
07160	Insurance Expense	3,593.14	4,583.37	990.23	21,904.29	55,000.00	33,095.71	55,000.00
07170	Office Expense	732.45	1,666.63	934.18	12,291.86	20,000.00	7,708.14	20,000.00
07190	Bank Service Charges	.00	153.00	153.00	453.95	1,836.00	1,382.05	1,836.00
07200	Bad Debt Allowance	.00	4,333.37	4,333.37	.00	52,000.00	52,000.00	52,000.00
09050	Interest Receivable Offset	.00	.00	.00	259.30	.00	(259.30)	.00
09130	DO NOT USE - Insurance Expens	(1,394.00)	.00	1,394.00	.00	.00	.00	.00
	General & Administrative	21,650.10	31,169.13	9,519.03	260,572.21	374,030.00	113,457.79	374,030.00
Operations								
08010	General Repair & Maintenance	17,802.63	3,333.37	(14,469.26)	54,793.10	40,000.00	(14,793.10)	40,000.00
08020	Kayak Storage Area	789.85	.00	(789.85)	789.85	.00	(789.85)	.00
08030	Electrical	20.00	.00	(20.00)	20.00	.00	(20.00)	.00
08040	Maintenance &Janitorial Suppl	416.44	238.88	(177.56)	7,312.75	2,867.00	(4,445.75)	2,867.00
08050	Plumbing	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 12/01/21 to 12/31/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08060	Fuel Expense	116.00	48.63	(67.37)	865.89	584.00	(281.89)	584.00
08065	Golf Cart & Truck Expense	.00	.00	.00	2,425.64	.00	(2,425.64)	.00
08090	Concrete Repair	.00	833.37	833.37	686.80	10,000.00	9,313.20	10,000.00
08100	Lake Maintenance	279.00	171.25	(107.75)	2,037.00	2,055.00	18.00	2,055.00
08110	Landscape/Irrigation Contract	6,727.00	6,008.37	(718.63)	76,330.86	72,100.00	(4,230.86)	72,100.00
08120	Irrigation Maintenance& Repai	.00	550.63	550.63	2,756.46	6,608.00	3,851.54	6,608.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	830.30	30,000.00	29,169.70	30,000.00
08150	Gutter Cleaning	.00	733.37	733.37	5,995.00	8,800.00	2,805.00	8,800.00
08160	Tree Trimming	.00	3,227.12	3,227.12	26,155.00	38,725.00	12,570.00	38,725.00
08170	Mangrove Trimming	735.00	233.37	(501.63)	2,870.00	2,800.00	(70.00)	2,800.00
08200	Pool Repairs, Parts & Supplie	1,799.10	2,500.00	700.90	12,642.95	30,000.00	17,357.05	30,000.00
08220	Tennis Court Revision	1,381.25	416.63	(964.62)	2,920.34	5,000.00	2,079.66	5,000.00
08235	Social Events	450.00	.00	(450.00)	450.00	.00	(450.00)	.00
08240	Tech Support & Repairs	649.50	564.00	(85.50)	15,448.63	6,768.00	(8,680.63)	6,768.00
08250	Code/Parking Enforcement	.00	3,605.00	3,605.00	26,311.25	43,260.00	16,948.75	43,260.00
08255	The Weir	3,900.00	.00	(3,900.00)	3,900.00	.00	(3,900.00)	.00
08260	Bad Debt Expence	52,000.00	.00	(52,000.00)	52,000.00	.00	(52,000.00)	.00
08270	Jupiter PD/Additional Securit	.00	833.37	833.37	.00	10,000.00	10,000.00	10,000.00
	Grounds / Operations	87,065.77	25,963.99	(61,101.78)	297,541.82	311,567.00	14,025.18	311,567.00
Maintenance								
09010	Electricity	3,256.49	2,695.75	(560.74)	35,904.67	32,349.00	(3,555.67)	32,349.00
09020	Water & Sewer	196.26	486.12	289.86	5,148.20	5,833.00	684.80	5,833.00
09030	Telephone & Internet Service	529.98	200.00	(329.98)	1,735.99	2,400.00	664.01	2,400.00
09040	Trash Removal	310.96	266.63	(44.33)	3,334.63	3,200.00	(134.63)	3,200.00
09520	Internet & Camera	(257.53)	.00	257.53	3,986.23	.00	(3,986.23)	.00
	Utilities	4,036.16	3,648.50	(387.66)	50,109.72	43,782.00	(6,327.72)	43,782.00
Reserve Contributions								
09510	Transfer To Reserves	218,000.00	18,166.63	(199,833.37)	218,000.00	218,000.00	.00	218,000.00
	Reserve Contributions	218,000.00	18,166.63	(199,833.37)	218,000.00	218,000.00	.00	218,000.00
	TOTAL EXPENSES	330,752.03	78,948.25	(251,803.78)	826,223.75	947,379.00	121,155.25	947,379.00
	Current Year Net Income/(loss	(326,851.58)	166.74	(327,018.32)	138,900.13	2,000.00	136,900.13	2,000.00