

Riverwalk Homeowners' Association, Inc.

Balance Sheet

As of 01/31/23

ASSETS

1010	SouthState - Operating Funds	\$	237,598.70	
1012	Southstate-ICS Sweep		830,187.71	
1020	Petty Cash		1,221.39	
1090	Due To/From Operating		(665,523.31)	
	Operating Funds`			\$ 403,484.49
1210	Reserve Fund-Pending	\$	665,523.31	
	Reeserve Funds			\$ 665,523.31
1301	A/R Boat Storage	\$	150.00	
1310	Assessments Receivable		78,735.88	
1316	Pool Key Receivable		489.76	
1340	Late Fees Receivable		2,028.63	
1360	Misc. Owner Receivables		1,018.09	
1380	Owner Admin. Fees Receiv.		105.00	
1390	Owner Interest Receiv.		16,213.22	
1400	Violation Fine Recv.		16,831.76	
1460	Kayak Storage Receivable		798.80	
1465	2022 Roofing - Due from Owners		7,877.05	
	Receivables`			\$ 124,248.19
1505	Bad Debt Allowance	\$	(48,479.91)	
1520	Legal Fees Recovery Rec		78,506.00	
1610	Prepaid Insurance		5,572.81	
2560	Refunded Maintenance Dues		199.06	
	Other Assets			\$ 35,797.96
	TOTAL ASSETS			\$ 1,229,053.95
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Riverwalk Homeowners' Association, Inc.

Balance Sheet

As of 01/31/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$	41,969.99	
3019	Accrued CPA Fees		458.33	
3090	Storage Key Deposits		2,600.00	
3100	Boat Ramp Kep Deposit		12,265.00	
3310	Prepaid Owner Assessments		29,022.65	
3315	Deferred Maintenance		160,933.33	
	Subtotal Current Liab.			\$ 247,249.30

RESERVES:

5095	Boat Yard Saving Fund	\$	44,980.48	
5200	Capital Asset Saving Funds		658,414.06	
5202	Anticipated Reserves		7,109.25	
	Subtotal Reserves			\$ 710,503.79

EQUITY:

5510	Fund Balance	\$	260,676.66	
	Current Year Net Income/(Loss)		10,624.20	
	Subtotal Equity			\$ 271,300.86

TOTAL LIABILITIES & EQUITY				\$ 1,229,053.95
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Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 01/01/23 to 01/31/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	80,466.67	80,466.67	.00	80,466.67	80,466.67	.00	965,600.00
06010	Bank Interest Income	33.73	221.00	(187.27)	33.73	221.00	(187.27)	2,652.00
06030	Interest Income	359.41	724.42	(365.01)	359.41	724.42	(365.01)	8,693.00
06040	Late Fee Income	(150.00)	596.67	(746.67)	(150.00)	596.67	(746.67)	7,160.00
06050	Estoppel Fees	.00	520.83	(520.83)	.00	520.83	(520.83)	6,250.00
06065	Application Fees	250.00	666.67	(416.67)	250.00	666.67	(416.67)	8,000.00
06117	Background Checks	(100.00)	66.67	(166.67)	(100.00)	66.67	(166.67)	800.00
06118	Kayak Storage Fees	.00	333.33	(333.33)	.00	333.33	(333.33)	4,000.00
06120	Miscellaneous Income	.00	144.17	(144.17)	.00	144.17	(144.17)	1,730.00
06130	Pool Key Income	150.00	125.00	25.00	150.00	125.00	25.00	1,500.00
06310	Violation Fines	300.00	304.17	(4.17)	300.00	304.17	(4.17)	3,650.00
06340	NSF Fee Income	35.00	7.75	27.25	35.00	7.75	27.25	93.00
06360	Misc. Owner Charges	.00	384.58	(384.58)	.00	384.58	(384.58)	4,615.00
	Total Income	81,344.81	84,561.93	(3,217.12)	81,344.81	84,561.93	(3,217.12)	1,014,743.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	19,982.83	19,845.00	(137.83)	19,982.83	19,845.00	(137.83)	238,140.00
07011	Payroll Taxes	4,536.97	3,849.58	(687.39)	4,536.97	3,849.58	(687.39)	46,195.00
07012	Payroll Processing Fees	119.42	157.67	38.25	119.42	157.67	38.25	1,892.00
07090	Audit Fees	458.33	458.33	.00	458.33	458.33	.00	5,500.00
07100	Accounting Services	1,200.00	1,000.00	(200.00)	1,200.00	1,000.00	(200.00)	12,000.00
07110	Legal Fees	10.60	2,083.33	2,072.73	10.60	2,083.33	2,072.73	25,000.00
07120	Permits, Fees, Taxes	(300.00)	83.33	383.33	(300.00)	83.33	383.33	1,000.00
07130	Postage & Mail Handling	96.04	45.58	(50.46)	96.04	45.58	(50.46)	547.00
07140	Printing	95.94	167.92	71.98	95.94	167.92	71.98	2,015.00
07160	Insurance Expense	2,334.59	2,359.83	25.24	2,334.59	2,359.83	25.24	28,318.00
07170	Office Expense	558.66	1,257.08	698.42	558.66	1,257.08	698.42	15,085.00
07190	Bank Service Charges	12.00	12.58	.58	12.00	12.58	.58	151.00
	General & Administrative	29,105.38	31,320.23	2,214.85	29,105.38	31,320.23	2,214.85	375,843.00
Operations								
08010	General Repair & Maintenance	(123.08)	2,083.33	2,206.41	(123.08)	2,083.33	2,206.41	25,000.00
08030	Electrical	.00	295.67	295.67	.00	295.67	295.67	3,548.00
08040	Maintenance &Janitorial Suppl	.00	82.17	82.17	.00	82.17	82.17	986.00
08050	Plumbing	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08060	Fuel Expense	.00	93.33	93.33	.00	93.33	93.33	1,120.00
08065	Golf Cart & Truck Expense	409.50	128.17	(281.33)	409.50	128.17	(281.33)	1,538.00

Period: 01/01/23 to 01/31/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08090	Concrete Repair	.00	1,002.92	1,002.92	.00	1,002.92	1,002.92	12,035.00
08100	Lake Maintenance	93.00	132.33	39.33	93.00	132.33	39.33	1,588.00
08110	Landscape/Irrigation Contract	7,000.00	7,000.00	.00	7,000.00	7,000.00	.00	84,000.00
08120	Irrigation Maintenance& Repai	16.03	552.50	536.47	16.03	552.50	536.47	6,630.00
08130	Landscape Revitalization	.00	2,666.08	2,666.08	.00	2,666.08	2,666.08	31,993.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	733.33	733.33	8,800.00
08160	Tree Trimming	.00	3,893.75	3,893.75	.00	3,893.75	3,893.75	46,725.00
08170	Mangrove Trimming	.00	265.83	265.83	.00	265.83	265.83	3,190.00
08200	Pool Repairs, Parts & Supplie	2,491.22	2,500.00	8.78	2,491.22	2,500.00	8.78	30,000.00
08220	Tennis Court Revision	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08235	Social Events	763.05	333.33	(429.72)	763.05	333.33	(429.72)	4,000.00
08240	Tech Support & Repairs	455.00	376.00	(79.00)	455.00	376.00	(79.00)	4,512.00
08260	Bad Debt Expense	.00	1,133.33	1,133.33	.00	1,133.33	1,133.33	13,600.00
08270	Jupiter PD/Additional Securit	.00	35.58	35.58	.00	35.58	35.58	427.00
	Grounds / Operations	11,104.72	23,640.99	12,536.27	11,104.72	23,640.99	12,536.27	283,692.00
Maintenance								
09010	Electricity	4,044.09	3,250.00	(794.09)	4,044.09	3,250.00	(794.09)	39,000.00
09020	Water & Sewer	699.47	389.08	(310.39)	699.47	389.08	(310.39)	4,669.00
09030	Telephone & Internet Service	327.75	329.58	1.83	327.75	329.58	1.83	3,955.00
09040	Trash Removal	163.28	189.42	26.14	163.28	189.42	26.14	2,273.00
09042	Internet & Camera	.00	166.67	166.67	.00	166.67	166.67	2,000.00
	Utilities	5,234.59	4,324.75	(909.84)	5,234.59	4,324.75	(909.84)	51,897.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.67	.00	18,166.67	18,166.67	.00	218,000.00
09512	Additional Anticipated Reserv	7,109.25	7,109.25	.00	7,109.25	7,109.25	.00	85,311.00
	Reserve Contributions	25,275.92	25,275.92	.00	25,275.92	25,275.92	.00	303,311.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	70,720.61	84,561.89	13,841.28	70,720.61	84,561.89	13,841.28	1,014,743.00
	Current Year Net Income/(loss	10,624.20	.04	10,624.16	10,624.20	.04	10,624.16	.00