Riverwalk Homeowners'Association, Inc.

Balance Sheet

As of 02/28/23

ASSETS

1010	SouthState - Operating Funds	$ 210,479.99	
1012	Southstate-ICS Sweep	823,110.00	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(664,395.53)	
	Operating Funds`		$ 370,415.85
1210	Reserve Fund-Pending	$ 664,395.53	
	Reeserve Funds		$ 664,395.53
1301	A/R Boat Storage	$ 150.00	
1310	Assessments Receivable	38,135.28	
1316	Pool Key Receivable	414.76	
1340	Late Fees Receivable	2,828.87	
1360	Misc. Owner Receivables	1,198.24	
1380	Owner Admin. Fees Receiv.	105.00	
1390	Owner Interest Receiv.	16,578.63	
1400	Violation Fine Recv.	16,731.36	
1430	Application Fee Recv	(500.00)	
1440	Background Check Recv	50.00	
1460	Kayak Storage Receivable	773.80	
1465	2022 Roofing - Due from Owners	3,534.80	
	Receivables`		$ 80,000.74
1505	Bad Debt Allowance	$ (48,479.91)	
1520	Legal Fees Recovery Rec	78,506.00	
1550	To Be Allocated	950.00	
1610	Prepaid Insurance	3,715.23	
2560	Refunded Maintenance Dues	199.06	
	Other Assets		$ 34,890.38
	TOTAL ASSETS		$ 1,149,702.50
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Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 02/28/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 20,373.24	
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	29,425.55	
3315	Deferred Maintenance	80,466.66	
	Subtotal Current Liab.		$ 145,588.78
RESERVES:			
5095	Boat Yard Saving Fund	$ 44,574.27	
5200	Capital Asset Saving Funds	650,177.03	
5202	Anticipated Reserves	14,218.50	
	Subtotal Reserves		$ 708,969.80
EQUITY:			
5510	Fund Balance	$ 260,676.66	
	Current Year Net Income/(Loss)	34,467.26	
	Subtotal Equity		$ 295,143.92
	TOTAL LIABILITIES & EQUITY		$ 1,149,702.50
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 02/01/23 to 02/28/23

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	80,466.67	80,466.67	.00	160,933.34	160,933.34	.00	965,600.00
06010	Bank Interest Income	32.70	221.00	(188.30)	66.43	442.00	(375.57)	2,652.00
06030	Interest Income	690.25	724.42	(34.17)	1,049.66	1,448.84	(399.18)	8,693.00
06040	Late Fee Income	1,110.00	596.67	513.33	960.00	1,193.34	(233.34)	7,160.00
06050	Estoppel Fees	350.00	520.83	(170.83)	350.00	1,041.66	(691.66)	6,250.00
06065	Application Fees	1,750.00	666.67	1,083.33	2,000.00	1,333.34	666.66	8,000.00
06090	Boat Storage Fees	160.00	.00	160.00	160.00	.00	160.00	.00
06095	Transponder Fee	35.00	.00	35.00	35.00	.00	35.00	.00
06117	Background Checks	200.00	66.67	133.33	100.00	133.34	(33.34)	800.00
06118	Kayak Storage Fees	.00	333.33	(333.33)	.00	666.66	(666.66)	4,000.00
06120	Miscellanous Income	.00	144.17	(144.17)	.00	288.34	(288.34)	1,730.00
06130	Pool Key Income	150.00	125.00	25.00	300.00	250.00	50.00	1,500.00
06310	Violation Fines	.00	304.17	(304.17)	300.00	608.34	(308.34)	3,650.00
06340	NSF Fee Income	35.00	7.75	27.25	70.00	15.50	54.50	93.00
06360	Misc. Owner Charges	.00	384.58	(384.58)	.00	769.16	(769.16)	4,615.00
	Total Income	84,979.62	84,561.93	417.69	166,324.43	169,123.86	(2,799.43)	1,014,743.00
	EXPENSES							
General & Administrative								
07010	Property Management Payroll	12,417.83	19,845.00	7,427.17	32,400.66	39,690.00	7,289.34	238,140.00
07011	Payroll Taxes	2,768.48	3,849.58	1,081.10	7,305.45	7,699.16	393.71	46,195.00
07012	Payroll Processing Fees	237.23	157.67	(79.56)	356.65	315.34	(41.31)	1,892.00
07090	Audit Fees	.00	458.33	458.33	458.33	916.66	458.33	5,500.00
07100	Accounting Services	.00	1,000.00	1,000.00	1,200.00	2,000.00	800.00	12,000.00
07110	Legal Fees	(22.27)	2,083.33	2,105.60	(11.67)	4,166.66	4,178.33	25,000.00
07120	Permits, Fees, Taxes	.00	83.33	83.33	(300.00)	166.66	466.66	1,000.00
07130	Postage & Mail Handling	528.68	45.58	(483.10)	624.72	91.16	(533.56)	547.00
07140	Printing	287.53	167.92	(119.61)	383.47	335.84	(47.63)	2,015.00
07160	Insurance Expense	1,857.58	2,359.83	502.25	4,192.17	4,719.66	527.49	28,318.00
07170	Office Expense	1,525.27	1,257.08	(268.19)	2,083.93	2,514.16	430.23	15,085.00
07190	Bank Service Charges	6.00	12.58	6.58	18.00	25.16	7.16	151.00
	General & Administrative	19,606.33	31,320.23	11,713.90	48,711.71	62,640.46	13,928.75	375,843.00
Operations								
08010	General Repair & Maintenance	(29.23)	2,083.33	2,112.56	(152.31)	4,166.66	4,318.97	25,000.00
08030	Electrical	.00	295.67	295.67	.00	591.34	591.34	3,548.00
08040	Maintenance &Janitorial Suppl	.00	82.17	82.17	.00	164.34	164.34	986.00
08050	Plumbing	.00	166.67	166.67	.00	333.34	333.34	2,000.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 02/01/23 to 02/28/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08060	Fuel Expense	72.00	93.33	21.33	72.00	186.66	114.66	1,120.00
08065	Golf Cart & Truck Expense	70.00	128.17	58.17	479.50	256.34	(223.16)	1,538.00
08090	Concrete Repair	737.40	1,002.92	265.52	737.40	2,005.84	1,268.44	12,035.00
08100	Lake Maintenance	121.00	132.33	11.33	214.00	264.66	50.66	1,588.00
08110	Landscape/Irrigation Contract	7,000.00	7,000.00	.00	14,000.00	14,000.00	.00	84,000.00
08120	Irrigation Maintenance& Repai	2,907.70	552.50	(2,355.20)	2,923.73	1,105.00	(1,818.73)	6,630.00
08130	Landscape Revitalization	.00	2,666.08	2,666.08	.00	5,332.16	5,332.16	31,993.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	1,466.66	1,466.66	8,800.00
08160	Tree Trimming	.00	3,893.75	3,893.75	.00	7,787.50	7,787.50	46,725.00
08170	Mangrove Trimming	.00	265.83	265.83	.00	531.66	531.66	3,190.00
08200	Pool Repairs, Parts & Supplie	1,524.57	2,500.00	975.43	4,015.79	5,000.00	984.21	30,000.00
08220	Tennis Court Revision	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08235	Social Events	337.50	333.33	(4.17)	1,100.55	666.66	(433.89)	4,000.00
08240	Tech Support & Repairs	455.00	376.00	(79.00)	910.00	752.00	(158.00)	4,512.00
08260	Bad Debt Expense	.00	1,133.33	1,133.33	.00	2,266.66	2,266.66	13,600.00
08270	Jupiter PD/Additional Securit	179.85	35.58	(144.27)	179.85	71.16	(108.69)	427.00
	Grounds / Operations	13,375.79	23,640.99	10,265.20	24,480.51	47,281.98	22,801.47	283,692.00
Maintenance								
09010	Electricity	3,349.54	3,250.00	(99.54)	7,393.63	6,500.00	(893.63)	39,000.00
09020	Water & Sewer	401.48	389.08	(12.40)	1,100.95	778.16	(322.79)	4,669.00
09030	Telephone & Internet Service	(1,035.78)	329.58	1,365.36	(708.03)	659.16	1,367.19	3,955.00
09040	Trash Removal	163.28	189.42	26.14	326.56	378.84	52.28	2,273.00
09042	Internet & Camera	.00	166.67	166.67	.00	333.34	333.34	2,000.00
	Utilities	2,878.52	4,324.75	1,446.23	8,113.11	8,649.50	536.39	51,897.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.67	.00	36,333.34	36,333.34	.00	218,000.00
09512	Additional Anticipated Reserv	7,109.25	7,109.25	.00	14,218.50	14,218.50	.00	85,311.00
	Reserve Contributions	25,275.92	25,275.92	.00	50,551.84	50,551.84	.00	303,311.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	61,136.56	84,561.89	23,425.33	131,857.17	169,123.78	37,266.61	1,014,743.00
	Current Year Net Income/(loss	23,843.06	.04	23,843.02	34,467.26	.08	34,467.18	.00