

Riverwalk Homeowners' Association, Inc.

Balance Sheet
As of 04/30/23

ASSETS			
1010	SouthState - Operating Funds	\$ 228,990.61	
1012	Southstate-ICS Sweep	932,145.36	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(749,613.63)	
	Operating Funds`		\$ 412,743.73
1210	Reserve Fund-Pending	\$ 749,613.63	
	Reeserve Funds		\$ 749,613.63
1310	Assessments Receivable	\$ 66,586.82	
1315	Boat Key Receivable	100.00	
1316	Pool Key Receivable	209.11	
1340	Late Fees Receivable	2,028.39	
1360	Misc. Owner Receivables	542.62	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	16,724.80	
1400	Violation Fine Recv.	12,521.60	
1440	Background Check Recv	50.00	
1460	Kayak Storage Receivable	558.96	
1465	2022 Roofing - Due from Owners	1,770.35	
	Receivables`		\$ 101,127.65
1505	Bad Debt Allowance	\$ (48,479.91)	
1510	A/R Other- Exchange	(2,592.50)	
1520	Legal Fees Recovery Rec	78,506.00	
2560	Refunded Maintenance Dues	199.06	
	Other Assets		\$ 27,632.65
	TOTAL ASSETS		\$ 1,291,117.66
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Riverwalk Homeowners' Association, Inc.

Balance Sheet

As of 04/30/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$	30,295.18	
3019	Accrued CPA Fees		458.33	
3090	Storage Key Deposits		2,600.00	
3100	Boat Ramp Kep Deposit		12,365.00	
3310	Prepaid Owner Assessments		24,788.02	
3315	Deferred Maintenance		160,933.33	
	Subtotal Current Liab.			\$ 231,439.86

RESERVES:

5095	Boat Yard Saving Fund	\$	43,925.70	
5200	Capital Asset Saving Funds		677,250.93	
5202	Anticipated Reserves		28,437.00	
	Subtotal Reserves			\$ 749,613.63

EQUITY:

5510	Fund Balance	\$	260,176.66	
	Current Year Net Income/(Loss)		49,887.51	
	Subtotal Equity			\$ 310,064.17

TOTAL LIABILITIES & EQUITY			\$ 1,291,117.66	
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Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 04/01/23 to 04/30/23

		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	321,866.68	321,866.68	.00	965,600.00
06010	Bank Interest Income	35.24	221.00	(185.76)	144.07	884.00	(739.93)	2,652.00
06030	Interest Income	(74.11)	724.42	(798.53)	1,861.36	2,897.68	(1,036.32)	8,693.00
06040	Late Fee Income	(65.00)	596.67	(661.67)	805.00	2,386.68	(1,581.68)	7,160.00
06050	Estoppel Fees	750.00	520.83	229.17	1,600.00	2,083.32	(483.32)	6,250.00
06065	Application Fees	500.00	666.67	(166.67)	5,750.00	2,666.68	3,083.32	8,000.00
06090	Boat Storage Fees	.00	.00	.00	160.00	.00	160.00	.00
06095	Transponder Fee	.00	.00	.00	70.00	.00	70.00	.00
06117	Background Checks	300.00	66.67	233.33	675.00	266.68	408.32	800.00
06118	Kayak Storage Fees	100.00	333.33	(233.33)	250.00	1,333.32	(1,083.32)	4,000.00
06120	Miscellaneous Income	.00	144.17	(144.17)	.00	576.68	(576.68)	1,730.00
06130	Pool Key Income	150.00	125.00	25.00	450.00	500.00	(50.00)	1,500.00
06310	Violation Fines	800.00	304.17	495.83	2,400.00	1,216.68	1,183.32	3,650.00
06340	NSF Fee Income	.00	7.75	(7.75)	70.00	31.00	39.00	93.00
06360	Misc. Owner Charges	.00	384.58	(384.58)	.00	1,538.32	(1,538.32)	4,615.00
	Total Income	82,962.80	84,561.93	(1,599.13)	336,102.11	338,247.72	(2,145.61)	1,014,743.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	12,531.09	19,845.00	7,313.91	52,137.04	79,380.00	27,242.96	238,140.00
07011	Payroll Taxes	2,813.66	3,849.58	1,035.92	18,096.04	15,398.32	(2,697.72)	46,195.00
07012	Payroll Processing Fees	115.04	157.67	42.63	527.01	630.68	103.67	1,892.00
07090	Audit Fees	.00	458.33	458.33	2,958.33	1,833.32	(1,125.01)	5,500.00
07100	Accounting Services	600.00	1,000.00	400.00	2,400.00	4,000.00	1,600.00	12,000.00
07110	Legal Fees	21.20	2,083.33	2,062.13	9.53	8,333.32	8,323.79	25,000.00
07120	Permits, Fees, Taxes	993.10	83.33	(909.77)	693.10	333.32	(359.78)	1,000.00
07130	Postage & Mail Handling	.00	45.58	45.58	684.97	182.32	(502.65)	547.00
07140	Printing	95.94	167.92	71.98	816.94	671.68	(145.26)	2,015.00
07160	Insurance Expense	1,857.65	2,359.83	502.18	8,801.40	9,439.32	637.92	28,318.00
07170	Office Expense	1,663.33	1,257.08	(406.25)	4,241.84	5,028.32	786.48	15,085.00
07190	Bank Service Charges	.00	12.58	12.58	18.00	50.32	32.32	151.00
	General & Administrative	20,691.01	31,320.23	10,629.22	91,384.20	125,280.92	33,896.72	375,843.00
Operations								
08010	General Repair & Maintenance	381.11	2,083.33	1,702.22	1,964.69	8,333.32	6,368.63	25,000.00
08030	Electrical	.00	295.67	295.67	.00	1,182.68	1,182.68	3,548.00
08040	Maintenance &Janitorial Suppl	.00	82.17	82.17	.00	328.68	328.68	986.00
08050	Plumbing	.00	166.67	166.67	.00	666.68	666.68	2,000.00

Income/Expense Statement

Period: 04/01/23 to 04/30/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08060	Fuel Expense	.00	93.33	93.33	226.75	373.32	146.57	1,120.00
08065	Golf Cart & Truck Expense	230.22	128.17	(102.05)	929.06	512.68	(416.38)	1,538.00
08090	Concrete Repair	135.46	1,002.92	867.46	2,372.80	4,011.68	1,638.88	12,035.00
08100	Lake Maintenance	121.00	132.33	11.33	593.90	529.32	(64.58)	1,588.00
08110	Landscape/Irrigation Contract	7,763.00	7,000.00	(763.00)	28,763.00	28,000.00	(763.00)	84,000.00
08120	Irrigation Maintenance& Repai	1,925.00	552.50	(1,372.50)	6,227.15	2,210.00	(4,017.15)	6,630.00
08130	Landscape Revitalization	.00	2,666.08	2,666.08	.00	10,664.32	10,664.32	31,993.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	2,933.32	2,933.32	8,800.00
08160	Tree Trimming	.00	3,893.75	3,893.75	24,000.00	15,575.00	(8,425.00)	46,725.00
08170	Mangrove Trimming	.00	265.83	265.83	808.50	1,063.32	254.82	3,190.00
08200	Pool Repairs, Parts & Supplie	311.65	2,500.00	2,188.35	5,513.44	10,000.00	4,486.56	30,000.00
08220	Sports Ct (was Tennis Ct Rev)	144.58	166.67	22.09	144.58	666.68	522.10	2,000.00
08235	Social Events	115.35	333.33	217.98	1,215.90	1,333.32	117.42	4,000.00
08240	Tech Support & Repairs	455.00	376.00	(79.00)	3,515.96	1,504.00	(2,011.96)	4,512.00
08260	Bad Debt Expense	.00	1,133.33	1,133.33	.00	4,533.32	4,533.32	13,600.00
08270	Jupiter PD/Additional Securit	179.85	35.58	(144.27)	539.55	142.32	(397.23)	427.00
	Grounds / Operations	11,762.22	23,640.99	11,878.77	76,815.28	94,563.96	17,748.68	283,692.00
Maintenance								
09010	Electricity	3,777.51	3,250.00	(527.51)	14,362.56	13,000.00	(1,362.56)	39,000.00
09020	Water & Sewer	517.65	389.08	(128.57)	1,884.71	1,556.32	(328.39)	4,669.00
09030	Telephone & Internet Service	390.55	329.58	(60.97)	11.05	1,318.32	1,307.27	3,955.00
09040	Trash Removal	163.28	189.42	26.14	653.12	757.68	104.56	2,273.00
09042	Internet & Camera	.00	166.67	166.67	.00	666.68	666.68	2,000.00
	Utilities	4,848.99	4,324.75	(524.24)	16,911.44	17,299.00	387.56	51,897.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.67	.00	72,666.68	72,666.68	.00	218,000.00
09512	Additional Anticipated Reserv	7,109.25	7,109.25	.00	28,437.00	28,437.00	.00	85,311.00
	Reserve Contributions	25,275.92	25,275.92	.00	101,103.68	101,103.68	.00	303,311.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	62,578.14	84,561.89	21,983.75	286,214.60	338,247.56	52,032.96	1,014,743.00
	Current Year Net Income/(loss	20,384.66	.04	20,384.62	49,887.51	.16	49,887.35	.00