Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 06/30/23

ASSETS

1010	SouthState - Operating Funds	$ 60,856.73	
1012	Southstate-ICS Sweep	15.75	
1020	Petty Cash	1,221.39	
	Operating Funds		$ 62,093.87
1210	Merrill - Reserve Fund	$ 1,043,718.00	
	Reserve Funds		$ 1,043,718.00
1301	A/R Boat Storage	$ (320.00)	
1310	Assessments Receivable	30,626.37	
1316	Pool Key Receivable	339.76	
1340	Late Fees Receivable	2,510.19	
1360	Misc. Owner Receivables	572.06	
1380	Owner Admin. Fees Receiv.	70.00	
1390	Owner Interest Receiv.	17,617.46	
1400	Violation Fine Recv.	11,852.10	
1460	Kayak Storage Receivable	508.96	
1465	2022 Roofing - Due from Owners	1,607.68	
1482	Prepaid Receivable	1,682.22	
	Receivables`		$ 67,066.80
1505	Bad Debt Allowance	$ (48,479.91)	
1510	A/R Other- Exchange	(2,592.50)	
1520	Legal Fees Recovery Rec	78,506.00	
1610	Prepaid Insurance	14,697.63	
2560	Refunded Maintenance Dues	199.06	
	Other Assets		$ 42,330.28
	TOTAL ASSETS		$ 1,215,208.95
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Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 06/30/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 70,995.39	
3019	Accrued CPA Fees	458.33	
3020	Insurance Payable	3,129.00	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Key Deposit	12,365.00	
3310	Prepaid Owner Assessments	48,065.30	
3315	Deferred Maintenance	(.01)	
	Subtotal Current Liab.		$ 137,613.01
RESERVES:			
5095	Boat Yard Saving Fund	$ 68,187.95	
5200	Capital Asset Saving Funds	932,874.55	
5202	Anticipated Reserves	42,655.50	
	Subtotal Reserves		$ 1,043,718.00
EQUITY:			
5510	Fund Balance	$ (36,675.63)	
	Current Year Net Income/(Loss)	70,553.57	
	Subtotal Equity		$ 33,877.94
	TOTAL LIABILITIES & EQUITY		$ 1,215,208.95
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 06/01/23 to 06/30/23

		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	482,800.02	482,800.02	.00	965,600.00
06010	Bank Interest Income	15.75	221.00	(205.25)	198.93	1,326.00	(1,127.07)	2,652.00
06030	Interest Income	515.58	724.42	(208.84)	3,064.00	4,346.52	(1,282.52)	8,693.00
06040	Late Fee Income	(30.00)	596.67	(626.67)	1,825.00	3,580.02	(1,755.02)	7,160.00
06050	Estoppel Fees	250.00	520.83	(270.83)	1,850.00	3,124.98	(1,274.98)	6,250.00
06065	Application Fees	2,250.00	666.67	1,583.33	8,000.00	4,000.02	3,999.98	8,000.00
06095	Transponder Fee	.00	.00	.00	105.00	.00	105.00	.00
06117	Background Checks	225.00	66.67	158.33	850.00	400.02	449.98	800.00
06118	Kayak Storage Fees	.00	333.33	(333.33)	250.00	1,999.98	(1,749.98)	4,000.00
06120	Miscellanous Income	3,780.00	144.17	3,635.83	3,780.00	865.02	2,914.98	1,730.00
06130	Pool Key Income	75.00	125.00	(50.00)	750.00	750.00	.00	1,500.00
06310	Violation Fines	.00	304.17	(304.17)	2,400.00	1,825.02	574.98	3,650.00
06340	NSF Fee Income	.00	7.75	(7.75)	105.00	46.50	58.50	93.00
06360	Misc. Owner Charges	.00	384.58	(384.58)	.00	2,307.48	(2,307.48)	4,615.00
	Total Income	87,548.00	84,561.93	2,986.07	505,977.95	507,371.58	(1,393.63)	1,014,743.00

EXPENSES

General & Administrative								
07010	Property Management Payroll	12,542.33	19,845.00	7,302.67	77,221.70	119,070.00	41,848.30	238,140.00
07011	Payroll Taxes	3,093.66	3,849.58	755.92	24,001.83	23,097.48	(904.35)	46,195.00
07012	Payroll Processing Fees	523.70	157.67	(366.03)	1,574.41	946.02	(628.39)	1,892.00
07090	Audit Fees	.00	458.33	458.33	5,458.33	2,749.98	(2,708.35)	5,500.00
07100	Accounting Services	600.00	1,000.00	400.00	3,600.00	6,000.00	2,400.00	12,000.00
07110	Legal Fees	977.15	2,083.33	1,106.18	3,273.28	12,499.98	9,226.70	25,000.00
07120	Permits, Fees, Taxes	.00	83.33	83.33	693.10	499.98	(193.12)	1,000.00
07130	Postage & Mail Handling	.00	45.58	45.58	787.97	273.48	(514.49)	547.00
07140	Printing	306.62	167.92	(138.70)	1,219.50	1,007.52	(211.98)	2,015.00
07160	Insurance Expense	3,434.58	2,359.83	(1,074.75)	28,980.51	14,158.98	(14,821.53)	28,318.00
07170	Office Expense	525.57	1,257.08	731.51	4,880.62	7,542.48	2,661.86	15,085.00
07190	Bank Service Charges	.00	12.58	12.58	24.00	75.48	51.48	151.00
	General & Administrative	22,003.61	31,320.23	9,316.62	151,715.25	187,921.38	36,206.13	375,843.00
Operations								
08010	General Repair & Maintenance	(145.22)	2,083.33	2,228.55	5,921.18	12,499.98	6,578.80	25,000.00
08030	Electrical	.00	295.67	295.67	.00	1,774.02	1,774.02	3,548.00
08040	Maintenance &Janitorial Suppl	.00	82.17	82.17	.00	493.02	493.02	986.00
08050	Plumbing	532.20	166.67	(365.53)	532.20	1,000.02	467.82	2,000.00
08060	Fuel Expense	.00	93.33	93.33	312.75	559.98	247.23	1,120.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 06/01/23 to 06/30/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08065	Golf Cart & Truck Expense	.00	128.17	128.17	2,633.09	769.02	(1,864.07)	1,538.00
08090	Concrete Repair	.00	1,002.92	1,002.92	2,372.80	6,017.52	3,644.72	12,035.00
08100	Lake Maintenance	286.90	132.33	(154.57)	973.80	793.98	(179.82)	1,588.00
08110	Landscape/Irrigation Contract	7,000.00	7,000.00	.00	43,526.00	42,000.00	(1,526.00)	84,000.00
08120	Irrigation Maintenance& Repai	465.00	552.50	87.50	6,727.32	3,315.00	(3,412.32)	6,630.00
08130	Landscape Revitalization	400.00	2,666.08	2,266.08	400.00	15,996.48	15,596.48	31,993.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	4,399.98	4,399.98	8,800.00
08160	Tree Trimming	.00	3,893.75	3,893.75	24,000.00	23,362.50	(637.50)	46,725.00
08170	Mangrove Trimming	808.50	265.83	(542.67)	1,617.00	1,594.98	(22.02)	3,190.00
08200	Pool Repairs, Parts & Supplie	1,375.01	2,500.00	1,124.99	7,741.56	15,000.00	7,258.44	30,000.00
08220	Sports Ct (was Tennis Ct Rev)	250.92	166.67	(84.25)	1,757.55	1,000.02	(757.53)	2,000.00
08235	Social Events	.00	333.33	333.33	1,215.90	1,999.98	784.08	4,000.00
08240	Tech Support & Repairs	455.00	376.00	(79.00)	4,425.96	2,256.00	(2,169.96)	4,512.00
08260	Bad Debt Expense	.00	1,133.33	1,133.33	.00	6,799.98	6,799.98	13,600.00
08270	Jupiter PD/Additional Securit	179.85	35.58	(144.27)	739.02	213.48	(525.54)	427.00
	Grounds / Operations	11,608.16	23,640.99	12,032.83	104,896.13	141,845.94	36,949.81	283,692.00
Maintenance								
09010	Electricity	3,680.44	3,250.00	(430.44)	21,790.49	19,500.00	(2,290.49)	39,000.00
09020	Water & Sewer	205.67	389.08	183.41	2,296.20	2,334.48	38.28	4,669.00
09030	Telephone & Internet Service	343.71	329.58	(14.13)	698.97	1,977.48	1,278.51	3,955.00
09040	Trash Removal	146.88	189.42	42.54	914.08	1,136.52	222.44	2,273.00
09042	Internet & Camera	1,457.74	166.67	(1,291.07)	1,457.74	1,000.02	(457.72)	2,000.00
	Utilities	5,834.44	4,324.75	(1,509.69)	27,157.48	25,948.50	(1,208.98)	51,897.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.67	.00	109,000.02	109,000.02	.00	218,000.00
09512	Additional Anticipated Reserv	7,109.25	7,109.25	.00	42,655.50	42,655.50	.00	85,311.00
	Reserve Contributions	25,275.92	25,275.92	.00	151,655.52	151,655.52	.00	303,311.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	64,722.13	84,561.89	19,839.76	435,424.38	507,371.34	71,946.96	1,014,743.00
	Current Year Net Income/(loss	22,825.87	.04	22,825.83	70,553.57	.24	70,553.33	.00