Riverwalk Homeowners'Association, Inc.

Balance Sheet

As of 07/31/23

ASSETS

1010	SouthState - Operating Funds	$ 195,249.00	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(25,275.92)	
	Operating Funds		$ 171,194.47
1210	Merrill - Reserve Fund	$ 1,050,106.09	
1290	Due To/Frm Reserves	25,275.92	
	Reserve Funds		$ 1,075,382.01
1301	A/R Boat Storage	$ 640.74	
1310	Assessments Receivable	71,714.72	
1315	Boat Key Receivable	100.00	
1316	Pool Key Receivable	264.76	
1340	Late Fees Receivable	1,708.00	
1360	Misc. Owner Receivables	555.81	
1380	Owner Admin. Fees Receiv.	105.00	
1390	Owner Interest Receiv.	16,998.54	
1400	Violation Fine Recv.	13,332.10	
1460	Kayak Storage Receivable	1,599.46	
1465	2022 Roofing - Due from Owners	1,511.67	
	Receivables`		$ 108,530.80
1505	Bad Debt Allowance	$ (48,479.91)	
1520	Legal Fees Recovery Rec	78,506.00	
1610	Prepaid Insurance	12,840.05	
	Other Assets		$ 42,866.14
	TOTAL ASSETS		$ 1,397,973.42
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Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 07/31/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 213,476.36	
3019	Accrued CPA Fees	458.33	
3020	Insurance Payable	3,129.00	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Key Deposit	12,465.00	
3310	Prepaid Owner Assessments	17,789.79	
3315	Deferred Maintenance	160,933.32	
	Subtotal Current Liab.		$ 410,851.80
RESERVES:			
5095	Boat Yard Saving Fund	$ 74,462.12	
5200	Capital Asset Saving Funds	951,155.14	
5202	Anticipated Reserves	49,764.75	
	Subtotal Reserves		$ 1,075,382.01
EQUITY:			
5510	Fund Balance	$ (168,387.92)	
	Current Year Net Income/(Loss)	80,127.53	
	Subtotal Equity		$ (88,260.39)
	TOTAL LIABILITIES & EQUITY		$ 1,397,973.42
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 07/01/23 to 07/31/23

		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	563,266.69	563,266.69	.00	965,600.00
06010	Bank Interest Income	(15.29)	221.00	(236.29)	183.64	1,547.00	(1,363.36)	2,652.00
06030	Interest Income	206.41	724.42	(518.01)	3,270.41	5,070.94	(1,800.53)	8,693.00
06040	Late Fee Income	(60.00)	596.67	(656.67)	1,765.00	4,176.69	(2,411.69)	7,160.00
06050	Estoppel Fees	.00	520.83	(520.83)	1,850.00	3,645.81	(1,795.81)	6,250.00
06065	Application Fees	.00	666.67	(666.67)	8,000.00	4,666.69	3,333.31	8,000.00
06095	Transponder Fee	35.00	.00	35.00	140.00	.00	140.00	.00
06117	Background Checks	.00	66.67	(66.67)	850.00	466.69	383.31	800.00
06118	Kayak Storage Fees	3,500.00	333.33	3,166.67	3,750.00	2,333.31	1,416.69	4,000.00
06120	Miscellanous Income	.00	144.17	(144.17)	3,780.00	1,009.19	2,770.81	1,730.00
06130	Pool Key Income	75.00	125.00	(50.00)	825.00	875.00	(50.00)	1,500.00
06310	Violation Fines	2,100.00	304.17	1,795.83	4,500.00	2,129.19	2,370.81	3,650.00
06340	NSF Fee Income	35.00	7.75	27.25	140.00	54.25	85.75	93.00
06360	Misc. Owner Charges	10.00	384.58	(374.58)	10.00	2,692.06	(2,682.06)	4,615.00
	Total Income	86,352.79	84,561.93	1,790.86	592,330.74	591,933.51	397.23	1,014,743.00
				EXPENSES				
General & Administrative								
07010	Property Management Payroll	7,065.62	19,845.00	12,779.38	84,287.32	138,915.00	54,627.68	238,140.00
07011	Payroll Taxes	9,250.07	3,849.58	(5,400.49)	33,251.90	26,947.06	(6,304.84)	46,195.00
07012	Payroll Processing Fees	59.62	157.67	98.05	1,634.03	1,103.69	(530.34)	1,892.00
07090	Audit Fees	.00	458.33	458.33	5,458.33	3,208.31	(2,250.02)	5,500.00
07100	Accounting Services	600.00	1,000.00	400.00	4,200.00	7,000.00	2,800.00	12,000.00
07110	Legal Fees	6,567.23	2,083.33	(4,483.90)	9,840.51	14,583.31	4,742.80	25,000.00
07120	Permits, Fees, Taxes	.00	83.33	83.33	693.10	583.31	(109.79)	1,000.00
07130	Postage & Mail Handling	4.78	45.58	40.80	792.75	319.06	(473.69)	547.00
07140	Printing	100.72	167.92	67.20	1,320.22	1,175.44	(144.78)	2,015.00
07160	Insurance Expense	2,307.58	2,359.83	52.25	31,288.09	16,518.81	(14,769.28)	28,318.00
07170	Office Expense	1,176.98	1,257.08	80.10	6,057.60	8,799.56	2,741.96	15,085.00
07190	Bank Service Charges	6.00	12.58	6.58	30.00	88.06	58.06	151.00
	General & Administrative	27,138.60	31,320.23	4,181.63	178,853.85	219,241.61	40,387.76	375,843.00
Operations								
08010	General Repair & Maintenance	267.72	2,083.33	1,815.61	6,188.90	14,583.31	8,394.41	25,000.00
08030	Electrical	17.81	295.67	277.86	17.81	2,069.69	2,051.88	3,548.00
08040	Maintenance &Janitorial Suppl	.00	82.17	82.17	.00	575.19	575.19	986.00
08050	Plumbing	138.75	166.67	27.92	670.95	1,166.69	495.74	2,000.00
08060	Fuel Expense	89.00	93.33	4.33	401.75	653.31	251.56	1,120.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 07/01/23 to 07/31/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08065	Golf Cart & Truck Expense	1,144.28	128.17	(1,016.11)	3,777.37	897.19	(2,880.18)	1,538.00
08090	Concrete Repair	.00	1,002.92	1,002.92	2,372.80	7,020.44	4,647.64	12,035.00
08100	Lake Maintenance	93.00	132.33	39.33	1,066.80	926.31	(140.49)	1,588.00
08110	Landscape/Irrigation Contract	7,000.00	7,000.00	.00	50,526.00	49,000.00	(1,526.00)	84,000.00
08120	Irrigation Maintenance& Repai	2,964.07	552.50	(2,411.57)	9,691.39	3,867.50	(5,823.89)	6,630.00
08130	Landscape Revitalization	4,505.00	2,666.08	(1,838.92)	4,905.00	18,662.56	13,757.56	31,993.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	5,133.31	5,133.31	8,800.00
08160	Tree Trimming	.00	3,893.75	3,893.75	24,000.00	27,256.25	3,256.25	46,725.00
08170	Mangrove Trimming	.00	265.83	265.83	1,617.00	1,860.81	243.81	3,190.00
08200	Pool Repairs, Parts & Supplie	901.27	2,500.00	1,598.73	8,642.83	17,500.00	8,857.17	30,000.00
08220	Sports Ct (was Tennis Ct Rev)	123.03	166.67	43.64	1,880.58	1,166.69	(713.89)	2,000.00
08235	Social Events	.00	333.33	333.33	1,215.90	2,333.31	1,117.41	4,000.00
08240	Tech Support & Repairs	455.00	376.00	(79.00)	4,880.96	2,632.00	(2,248.96)	4,512.00
08260	Bad Debt Expense	.00	1,133.33	1,133.33	.00	7,933.31	7,933.31	13,600.00
08270	Jupiter PD/Additional Securit	179.85	35.58	(144.27)	918.87	249.06	(669.81)	427.00
	Grounds / Operations	17,878.78	23,640.99	5,762.21	122,774.91	165,486.93	42,712.02	283,692.00
Maintenance								
09010	Electricity	3,884.95	3,250.00	(634.95)	25,675.44	22,750.00	(2,925.44)	39,000.00
09020	Water & Sewer	755.03	389.08	(365.95)	3,051.23	2,723.56	(327.67)	4,669.00
09030	Telephone & Internet Service	359.76	329.58	(30.18)	1,058.73	2,307.06	1,248.33	3,955.00
09040	Trash Removal	146.88	189.42	42.54	1,060.96	1,325.94	264.98	2,273.00
09042	Internet & Camera	1,338.91	166.67	(1,172.24)	2,796.65	1,166.69	(1,629.96)	2,000.00
	Utilities	6,485.53	4,324.75	(2,160.78)	33,643.01	30,273.25	(3,369.76)	51,897.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.67	.00	127,166.69	127,166.69	.00	218,000.00
09512	Additional Anticipated Reserv	7,109.25	7,109.25	.00	49,764.75	49,764.75	.00	85,311.00
	Reserve Contributions	25,275.92	25,275.92	.00	176,931.44	176,931.44	.00	303,311.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	76,778.83	84,561.89	7,783.06	512,203.21	591,933.23	79,730.02	1,014,743.00
	Current Year Net Income/(loss	9,573.96	.04	9,573.92	80,127.53	.28	80,127.25	.00
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