Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 10/31/22

ASSETS

1010	SouthState - Operating Funds	$ 213,626.78	
1012	Southstate-ICS Sweep	1,224,879.47	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(1,111,780.67)	
	Operating Funds`		$ 327,946.97
1210	Reserve Fund-Pending	$ 1,111,780.67	
	Reeserve Funds		$ 1,111,780.67
1301	A/R Boat Storage	$ 309.35	
1310	Assessments Receivable	62,967.64	
1316	Pool Key Receivable	414.76	
1340	Late Fees Receivable	2,198.00	
1350	Legal Fees Receivable	306.93	
1360	Misc. Owner Receivables	718.40	
1380	Owner Admin. Fees Receiv.	105.00	
1390	Owner Interest Receiv.	15,466.16	
1400	Violation Fine Recv.	14,941.76	
1430	Application Fee Recv	(250.00)	
1440	Background Check Recv	100.00	
1460	Kayak Storage Receivable	850.00	
	Receivables`		$ 98,128.00
1505	Bad Debt Allowance	$ (48,479.91)	
1520	Legal Fees Recovery Rec	78,506.00	
1550	To Be Allocated	32,435.21	
1610	Prepaid Insurance	11,145.55	
	Other Assets		$ 73,606.85
	TOTAL ASSETS		$ 1,611,462.49
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Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 10/31/22

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 24,265.70	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,165.00	
3310	Prepaid Owner Assessments	14,405.91	
3315	Deferred Maintenance	149,600.00	
	Subtotal Current Liab.		$ 203,036.61
RESERVES:			
5095	Boat Yard Saving Fund	$ 45,323.78	
5200	Capital Asset Saving Funds	1,111,780.67	
	Subtotal Reserves		$ 1,157,104.45
EQUITY:			
5510	Fund Balance	$ 68,039.14	
	Current Year Net Income/(Loss)	183,182.29	
	Subtotal Equity		$ 251,221.43
	TOTAL LIABILITIES & EQUITY		$ 1,611,362.49
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Layout: 1, sub-account: "All"

Balance sheet is out of balance by 100.00

Make sure that all necessary accounts are included on this balance sheet and that this statement is the first one to print or that it is printed right after a P & L statement for all sub-accounts.

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 10/01/22 to 10/31/22

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	74,800.00	74,800.00	.00	748,000.00	748,000.00	.00	897,600.00
06010	Bank Interest Income	.00	11.33	(11.33)	1,989.12	113.30	1,875.82	136.00
06030	Interest Income	488.33	792.41	(304.08)	7,008.29	7,924.10	(915.81)	9,509.00
06040	Late Fee Income	(30.00)	401.25	(431.25)	5,340.00	4,012.50	1,327.50	4,815.00
06050	Estoppel Fees	850.00	833.33	16.67	7,700.00	8,333.30	(633.30)	10,000.00
06065	Application Fees	2,000.00	1,333.33	666.67	16,750.00	13,333.30	3,416.70	16,000.00
06090	Boat Storage Fees	160.00	.00	160.00	6,560.00	.00	6,560.00	.00
06095	Transponder Fee	70.00	.00	70.00	105.00	.00	105.00	.00
06117	Background Checks	300.00	133.33	166.67	2,000.00	1,333.30	666.70	1,600.00
06118	Kayak Storage Fees	(150.00)	133.33	(283.33)	3,600.00	1,333.30	2,266.70	1,600.00
06120	Miscellanous Income	.00	16.66	(16.66)	1,297.41	166.60	1,130.81	200.00
06130	Pool Key Income	.00	62.50	(62.50)	1,125.00	625.00	500.00	750.00
06310	Violation Fines	.00	416.66	(416.66)	2,737.35	4,166.60	(1,429.25)	5,000.00
06340	NSF Fee Income	70.00	.00	70.00	140.00	.00	140.00	.00
06360	Misc. Owner Charges	6.00	8.33	(2.33)	3,467.25	83.30	3,383.95	100.00
	Total Income	78,564.33	78,942.46	(378.13)	807,819.42	789,424.60	18,394.82	947,310.00

EXPENSES

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
General & Administrative								
07010	Property Management Payroll	15,608.35	18,900.00	3,291.65	151,834.60	189,000.00	37,165.40	226,800.00
07011	Payroll Taxes	3,267.43	2,113.50	(1,153.93)	32,690.79	21,135.00	(11,555.79)	25,362.00
07012	Payroll Processing Fees	119.42	117.91	(1.51)	1,324.55	1,179.10	(145.45)	1,415.00
07090	Audit Fees	.00	316.66	316.66	.00	3,166.60	3,166.60	3,800.00
07100	Accounting Services	600.00	1,000.00	400.00	3,825.00	10,000.00	6,175.00	12,000.00
07110	Legal Fees	1,158.50	2,980.58	1,822.08	3,139.78	29,805.80	26,666.02	35,767.00
07120	Permits, Fees, Taxes	.00	102.33	102.33	.00	1,023.30	1,023.30	1,228.00
07130	Postage & Mail Handling	4.60	20.83	16.23	414.60	208.30	(206.30)	250.00
07140	Printing	105.53	20.83	(84.70)	105.53	208.30	102.77	250.00
07160	Insurance Expense	3,475.64	1,463.83	(2,011.81)	25,519.10	14,638.30	(10,880.80)	17,566.00
07170	Office Expense	1,037.06	947.00	(90.06)	11,300.51	9,470.00	(1,830.51)	11,364.00
07180	Unbudgeted Expenses	(611.00)	.00	611.00	.00	.00	.00	.00
07190	Bank Service Charges	.00	47.75	47.75	113.00	477.50	364.50	573.00
09050	Interest Receivable Offset	.00	28.83	28.83	.00	288.30	288.30	346.00
	General & Administrative	24,765.53	28,060.05	3,294.52	230,267.46	280,600.50	50,333.04	336,721.00
Operations								
08010	General Repair & Maintenance	12,348.53	3,750.00	(8,598.53)	18,198.38	37,500.00	19,301.62	45,000.00
08020	Kayak Storage Area	18.58	.00	(18.58)	1,471.14	.00	(1,471.14)	.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 10/01/22 to 10/31/22

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
08030	Electrical	.00	.00	.00	2,660.68	.00	(2,660.68)	.00
08040	Maintenance &Janitorial Suppl	.00	766.25	766.25	739.75	7,662.50	6,922.75	9,195.00
08050	Plumbing	.00	166.66	166.66	.00	1,666.60	1,666.60	2,000.00
08060	Fuel Expense	92.01	83.33	(8.68)	931.95	833.30	(98.65)	1,000.00
08065	Golf Cart & Truck Expense	.00	265.91	265.91	1,153.26	2,659.10	1,505.84	3,191.00
08090	Concrete Repair	2,120.17	833.33	(1,286.84)	11,146.52	8,333.30	(2,813.22)	10,000.00
08100	Lake Maintenance	123.42	171.25	47.83	1,314.44	1,712.50	398.06	2,055.00
08110	Landscape/Irrigation Contract	6,727.00	6,008.33	(718.67)	56,908.00	60,083.30	3,175.30	72,100.00
08120	Irrigation Maintenance& Repai	.00	299.91	299.91	4,972.36	2,999.10	(1,973.26)	3,599.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	1,141.35	25,000.00	23,858.65	30,000.00
08150	Gutter Cleaning	.00	733.33	733.33	6,900.00	7,333.30	433.30	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	34,770.00	32,270.80	(2,499.20)	38,725.00
08170	Mangrove Trimming	735.00	241.66	(493.34)	1,470.00	2,416.60	946.60	2,900.00
08200	Pool Repairs, Parts & Supplie	1,224.49	2,500.00	1,275.51	18,620.34	25,000.00	6,379.66	30,000.00
08220	Tennis Court Revision	.00	166.66	166.66	539.68	1,666.60	1,126.92	2,000.00
08230	Re-Striping of Parking Spaces	5,600.00	833.33	(4,766.67)	5,600.00	8,333.30	2,733.30	10,000.00
08235	Social Events	.00	166.66	166.66	701.57	1,666.60	965.03	2,000.00
08240	Tech Support & Repairs	455.00	833.33	378.33	3,838.98	8,333.30	4,494.32	10,000.00
08255	The Weir	.00	2,576.08	2,576.08	.00	25,760.80	25,760.80	30,913.00
08260	Bad Debt Expense	.00	2,166.66	2,166.66	.00	21,666.60	21,666.60	26,000.00
08270	Jupiter PD/Additional Securit	179.85	.00	(179.85)	500.31	.00	(500.31)	.00
	Grounds / Operations	29,624.05	28,289.76	(1,334.29)	173,578.71	282,897.60	109,318.89	339,478.00
Maintenance								
09010	Electricity	3,580.55	3,000.83	(579.72)	29,607.11	30,008.30	401.19	36,010.00
09020	Water & Sewer	702.09	508.58	(193.51)	4,203.76	5,085.80	882.04	6,103.00
09030	Telephone & Internet Service	328.65	134.00	(194.65)	3,296.17	1,340.00	(1,956.17)	1,608.00
09040	Trash Removal	163.28	311.00	147.72	1,868.01	3,110.00	1,241.99	3,732.00
09520	Internet & Camera	.00	471.50	471.50	149.27	4,715.00	4,565.73	5,658.00
	Utilities	4,774.57	4,425.91	(348.66)	39,124.32	44,259.10	5,134.78	53,111.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.66	(.01)	181,666.64	181,666.60	(.04)	218,000.00
	Reserve Contributions	18,166.67	18,166.66	(.01)	181,666.64	181,666.60	(.04)	218,000.00
09999	Year End Suspense	(12,017.50)	.00	12,017.50	.00	.00	.00	.00
	Year End Suspense	(12,017.50)	.00	12,017.50	.00	.00	.00	.00
	TOTAL EXPENSES	65,313.32	78,942.38	13,629.06	624,637.13	789,423.80	164,786.67	947,310.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 10/01/22 to 10/31/22

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	Current Year Net Income/(loss	13,251.01	.08	13,250.93	183,182.29	.80	183,181.49	.00
		==============	==============	==============	==============	==============	==============	==============