Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 11/30/22

ASSETS

1010	SouthState - Operating Funds	$ 187,243.61	
1012	Southstate-ICS Sweep	1,160,356.19	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(935,674.20)	
	Operating Funds`		$ 413,146.99
1210	Reserve Fund-Pending	$ 935,674.20	
	Reeserve Funds		$ 935,674.20
1301	A/R Boat Storage	$ 469.35	
1310	Assessments Receivable	43,528.17	
1315	Boat Key Receivable	100.00	
1316	Pool Key Receivable	414.76	
1340	Late Fees Receivable	3,268.77	
1360	Misc. Owner Receivables	668.16	
1380	Owner Admin. Fees Receiv.	105.00	
1390	Owner Interest Receiv.	16,200.47	
1400	Violation Fine Recv.	17,281.52	
1430	Application Fee Recv	(240.24)	
1440	Background Check Recv	75.00	
1460	Kayak Storage Receivable	850.00	
	Receivables`		$ 82,720.96
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	9,287.97	
	Other Assets		$ 71,749.27
	TOTAL ASSETS		$ 1,503,291.42
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Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 11/30/22

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 184,822.88	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	12,265.00	
3310	Prepaid Owner Assessments	18,701.71	
3315	Deferred Maintenance	74,800.00	
	Subtotal Current Liab.		$ 293,189.59
RESERVES:			
5095	Boat Yard Saving Fund	$ 45,155.16	
5200	Capital Asset Saving Funds	890,519.04	
	Subtotal Reserves		$ 935,674.20
EQUITY:			
5510	Fund Balance	$ 68,139.14	
	Current Year Net Income/(Loss)	206,288.49	
	Subtotal Equity		$ 274,427.63
	TOTAL LIABILITIES & EQUITY		$ 1,503,291.42
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 11/01/22 to 11/30/22

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	822,800.00	822,800.00	.00	897,600.00
06010	Bank Interest Income	.00	11.33	(11.33)	1,989.12	124.63	1,864.49	136.00
06030	Interest Income	930.13	792.41	137.72	7,938.42	8,716.51	(778.09)	9,509.00
06040	Late Fee Income	1,442.39	401.25	1,041.14	6,782.39	4,413.75	2,368.64	4,815.00
06050	Estoppel Fees	500.00	833.33	(333.33)	8,200.00	9,166.63	(966.63)	10,000.00
06065	Application Fees	1,750.00	1,333.33	416.67	18,500.00	14,666.63	3,833.37	16,000.00
06090	Boat Storage Fees	160.00	.00	160.00	6,720.00	.00	6,720.00	.00
06095	Transponder Fee	35.00	.00	35.00	140.00	.00	140.00	.00
06117	Background Checks	225.00	133.33	91.67	2,225.00	1,466.63	758.37	1,600.00
06118	Kayak Storage Fees	.00	133.33	(133.33)	3,600.00	1,466.63	2,133.37	1,600.00
06120	Miscellanous Income	.00	16.66	(16.66)	1,297.41	183.26	1,114.15	200.00
06130	Pool Key Income	.00	62.50	(62.50)	1,125.00	687.50	437.50	750.00
06310	Violation Fines	2,400.00	416.66	1,983.34	5,137.35	4,583.26	554.09	5,000.00
06340	NSF Fee Income	.00	.00	.00	140.00	.00	140.00	.00
06360	Misc. Owner Charges	310.00	8.33	301.67	3,777.25	91.63	3,685.62	100.00
	Total Income	82,552.52	78,942.46	3,610.06	890,371.94	868,367.06	22,004.88	947,310.00
	EXPENSES							
General & Administrative								
07010	Property Management Payroll	14,619.40	18,900.00	4,280.60	166,454.00	207,900.00	41,446.00	226,800.00
07011	Payroll Taxes	3,274.56	2,113.50	(1,161.06)	35,965.35	23,248.50	(12,716.85)	25,362.00
07012	Payroll Processing Fees	119.42	117.91	(1.51)	1,443.97	1,297.01	(146.96)	1,415.00
07090	Audit Fees	3,800.00	316.66	(3,483.34)	3,800.00	3,483.26	(316.74)	3,800.00
07100	Accounting Services	1,350.00	1,000.00	(350.00)	5,175.00	11,000.00	5,825.00	12,000.00
07110	Legal Fees	84.98	2,980.58	2,895.60	3,224.76	32,786.38	29,561.62	35,767.00
07120	Permits, Fees, Taxes	.00	102.33	102.33	.00	1,125.63	1,125.63	1,228.00
07130	Postage & Mail Handling	4.60	20.83	16.23	419.20	229.13	(190.07)	250.00
07140	Printing	105.53	20.83	(84.70)	211.06	229.13	18.07	250.00
07160	Insurance Expense	2,304.58	1,463.83	(840.75)	27,823.68	16,102.13	(11,721.55)	17,566.00
07170	Office Expense	1,238.46	947.00	(291.46)	12,538.97	10,417.00	(2,121.97)	11,364.00
07190	Bank Service Charges	.00	47.75	47.75	113.00	525.25	412.25	573.00
09050	Interest Receivable Offset	.00	28.83	28.83	.00	317.13	317.13	346.00
	General & Administrative	26,901.53	28,060.05	1,158.52	257,168.99	308,660.55	51,491.56	336,721.00
Operations								
08010	General Repair & Maintenance	283.45	3,750.00	3,466.55	18,481.83	41,250.00	22,768.17	45,000.00
08020	Kayak Storage Area	.00	.00	.00	1,471.14	.00	(1,471.14)	.00
08030	Electrical	2,290.55	.00	(2,290.55)	4,951.23	.00	(4,951.23)	.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 11/01/22 to 11/30/22

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08040	Maintenance &Janitorial Suppl	.00	766.25	766.25	739.75	8,428.75	7,689.00	9,195.00
08050	Plumbing	.00	166.66	166.66	.00	1,833.26	1,833.26	2,000.00
08060	Fuel Expense	84.00	83.33	(.67)	1,015.95	916.63	(99.32)	1,000.00
08065	Golf Cart & Truck Expense	478.22	265.91	(212.31)	1,631.48	2,925.01	1,293.53	3,191.00
08090	Concrete Repair	210.38	833.33	622.95	11,356.90	9,166.63	(2,190.27)	10,000.00
08100	Lake Maintenance	94.86	171.25	76.39	1,409.30	1,883.75	474.45	2,055.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	62,908.00	66,091.63	3,183.63	72,100.00
08120	Irrigation Maintenance& Repai	52.48	299.91	247.43	5,024.84	3,299.01	(1,725.83)	3,599.00
08130	Landscape Revitalization	.00	2,500.00	2,500.00	1,141.35	27,500.00	26,358.65	30,000.00
08150	Gutter Cleaning	.00	733.33	733.33	6,900.00	8,066.63	1,166.63	8,800.00
08160	Tree Trimming	.00	3,227.08	3,227.08	34,770.00	35,497.88	727.88	38,725.00
08170	Mangrove Trimming	.00	241.66	241.66	1,470.00	2,658.26	1,188.26	2,900.00
08200	Pool Repairs, Parts & Supplie	348.44	2,500.00	2,151.56	18,968.78	27,500.00	8,531.22	30,000.00
08220	Tennis Court Revision	.00	166.66	166.66	539.68	1,833.26	1,293.58	2,000.00
08230	Re-Striping of Parking Spaces	.00	833.33	833.33	5,600.00	9,166.63	3,566.63	10,000.00
08235	Social Events	.00	166.66	166.66	701.57	1,833.26	1,131.69	2,000.00
08240	Tech Support & Repairs	455.00	833.33	378.33	4,293.98	9,166.63	4,872.65	10,000.00
08255	The Weir	.00	2,576.08	2,576.08	.00	28,336.88	28,336.88	30,913.00
08260	Bad Debt Expense	.00	2,166.66	2,166.66	.00	23,833.26	23,833.26	26,000.00
08270	Jupiter PD/Additional Securit	.00	.00	.00	500.31	.00	(500.31)	.00
	Grounds / Operations	10,297.38	28,289.76	17,992.38	183,876.09	311,187.36	127,311.27	339,478.00
Maintenance								
09010	Electricity	3,196.03	3,000.83	(195.20)	32,803.14	33,009.13	205.99	36,010.00
09020	Water & Sewer	324.33	508.58	184.25	4,528.09	5,594.38	1,066.29	6,103.00
09030	Telephone & Internet Service	397.10	134.00	(263.10)	3,693.27	1,474.00	(2,219.27)	1,608.00
09040	Trash Removal	163.28	311.00	147.72	2,031.29	3,421.00	1,389.71	3,732.00
09520	Internet & Camera	.00	471.50	471.50	149.27	5,186.50	5,037.23	5,658.00
	Utilities	4,080.74	4,425.91	345.17	43,205.06	48,685.01	5,479.95	53,111.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.66	(.01)	199,833.31	199,833.26	(.05)	218,000.00
	Reserve Contributions	18,166.67	18,166.66	(.01)	199,833.31	199,833.26	(.05)	218,000.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	59,446.32	78,942.38	19,496.06	684,083.45	868,366.18	184,282.73	947,310.00
	Current Year Net Income/(loss	23,106.20	.08	23,106.12	206,288.49	.88	206,287.61	.00