Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 12/31/23

ASSETS

1010	SouthState - Operating Funds	$ 186,403.58	
1020	Petty Cash	1,221.39	
1090	Due To/From Operating	(57,731.40)	
	Operating Funds		$ 129,893.57
1210	Merrill - Cash/Money -Reserve	$ 813,487.62	
1290	Due To/Frm Reserves	57,731.40	
	Reserve Funds		$ 871,219.02
1310	Assessments Receivable	$ 48,942.90	
1316	Pool Key Receivable	275.20	
1340	Late Fees Receivable	2,728.00	
1360	Misc. Owner Receivables	415.69	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	18,705.53	
1400	Violation Fine Recv.	12,691.90	
1460	Kayak Storage Receivable	974.70	
1465	2022 Roofing - Due from Owners	1,217.60	
	Receivables`		$ 85,986.52
1505	Bad Debt Allowance	$ (48,479.91)	
1520	Legal Fees Recovery Rec	78,506.00	
1610	Prepaid Insurance	3,552.15	
	Other Assets		$ 33,578.24
	TOTAL ASSETS		$ 1,120,677.35
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Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 12/31/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 10,664.93	
3019	Accrued CPA Fees	458.33	
3020	Insurance Payable	3,129.00	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Key Deposit	12,565.00	
3310	Prepaid Owner Assessments	20,961.84	
	Subtotal Current Liab.		$ 50,379.10
RESERVES:			
5095	Boat Yard Saving Fund	$ 71,854.14	
5200	Capital Asset Saving Funds	706,823.00	
5202	Anticipated Reserves	85,311.00	
5300	Reserve Interest	3,798.73	
5492	Reserve Interest	3,432.15	
	Subtotal Reserves		$ 871,219.02
EQUITY:			
5510	Fund Balance	$ 108,426.29	
	Current Year Net Income/(Loss)	90,652.94	
	Subtotal Equity		$ 199,079.23
	TOTAL LIABILITIES & EQUITY		$ 1,120,677.35
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 12/01/23 to 12/31/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	80,466.66	80,466.63	.03	965,600.03	965,600.00	.03	965,600.00
06010	Bank Interest Income	.00	221.00	(221.00)	183.64	2,652.00	(2,468.36)	2,652.00
06030	Interest Income	762.72	724.38	38.34	6,829.37	8,693.00	(1,863.63)	8,693.00
06040	Late Fee Income	.00	596.63	(596.63)	4,615.00	7,160.00	(2,545.00)	7,160.00
06050	Estoppel Fees	.00	520.87	(520.87)	3,950.00	6,250.00	(2,300.00)	6,250.00
06065	Application Fees	.00	666.63	(666.63)	12,000.00	8,000.00	4,000.00	8,000.00
06095	Transponder Fee	.00	.00	.00	140.00	.00	140.00	.00
06117	Background Checks	.00	66.63	(66.63)	1,475.00	800.00	675.00	800.00
06118	Kayak Storage Fees	.00	333.37	(333.37)	3,994.33	4,000.00	(5.67)	4,000.00
06120	Miscellanous Income	.00	144.13	(144.13)	4,030.00	1,730.00	2,300.00	1,730.00
06130	Pool Key Income	.00	125.00	(125.00)	1,050.00	1,500.00	(450.00)	1,500.00
06310	Violation Fines	.00	304.13	(304.13)	5,500.00	3,650.00	1,850.00	3,650.00
06340	NSF Fee Income	.00	7.75	(7.75)	140.00	93.00	47.00	93.00
06360	Misc. Owner Charges	.00	384.62	(384.62)	40.00	4,615.00	(4,575.00)	4,615.00
	Total Income	81,229.38	84,561.77	(3,332.39)	1,009,547.37	1,014,743.00	(5,195.63)	1,014,743.00

EXPENSES

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative								
07010	Property Management Payroll	13,905.28	19,845.00	5,939.72	164,000.19	238,140.00	74,139.81	238,140.00
07011	Payroll Taxes	2,668.44	3,849.62	1,181.18	49,755.06	46,195.00	(3,560.06)	46,195.00
07012	Payroll Processing Fees	785.55	157.63	(627.92)	6,032.74	1,892.00	(4,140.74)	1,892.00
07090	Audit Fees	.00	458.37	458.37	5,458.33	5,500.00	41.67	5,500.00
07100	Accounting Services	600.00	1,000.00	400.00	7,200.00	12,000.00	4,800.00	12,000.00
07110	Legal Fees	13,435.33	2,083.37	(11,351.96)	40,445.34	25,000.00	(15,445.34)	25,000.00
07120	Permits, Fees, Taxes	.00	83.37	83.37	693.10	1,000.00	306.90	1,000.00
07130	Postage & Mail Handling	.00	45.62	45.62	946.15	547.00	(399.15)	547.00
07140	Printing	412.15	167.88	(244.27)	2,240.46	2,015.00	(225.46)	2,015.00
07160	Insurance Expense	2,661.58	2,359.87	(301.71)	44,603.96	28,318.00	(16,285.96)	28,318.00
07170	Office Expense	879.60	1,257.12	377.52	12,516.88	15,085.00	2,568.12	15,085.00
07190	Bank Service Charges	.00	12.62	12.62	36.00	151.00	115.00	151.00
	General & Administrative	35,347.93	31,320.47	(4,027.46)	333,928.21	375,843.00	41,914.79	375,843.00
Operations								
08010	General Repair & Maintenance	1,231.43	2,083.37	851.94	19,152.92	25,000.00	5,847.08	25,000.00
08030	Electrical	.00	295.63	295.63	772.30	3,548.00	2,775.70	3,548.00
08040	Maintenance &Janitorial Suppl	.00	82.13	82.13	.00	986.00	986.00	986.00
08050	Plumbing	.00	166.63	166.63	670.95	2,000.00	1,329.05	2,000.00
08060	Fuel Expense	137.93	93.37	(44.56)	901.30	1,120.00	218.70	1,120.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 12/01/23 to 12/31/23

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
08065	Golf Cart & Truck Expense	.00	128.13	128.13	4,665.33	1,538.00	(3,127.33)	1,538.00
08090	Concrete Repair	.00	1,002.88	1,002.88	2,456.03	12,035.00	9,578.97	12,035.00
08100	Lake Maintenance	.00	132.37	132.37	1,660.70	1,588.00	(72.70)	1,588.00
08110	Landscape/Irrigation Contract	7,763.00	7,000.00	(763.00)	86,289.00	84,000.00	(2,289.00)	84,000.00
08120	Irrigation Maintenance& Repai	.00	552.50	552.50	11,463.82	6,630.00	(4,833.82)	6,630.00
08130	Landscape Revitalization	3,000.58	2,666.12	(334.46)	21,871.78	31,993.00	10,121.22	31,993.00
08150	Gutter Cleaning	.00	733.37	733.37	7,840.00	8,800.00	960.00	8,800.00
08160	Tree Trimming	.00	3,893.75	3,893.75	24,000.00	46,725.00	22,725.00	46,725.00
08170	Mangrove Trimming	.00	265.87	265.87	2,425.50	3,190.00	764.50	3,190.00
08200	Pool Repairs, Parts & Supplie	111.57	2,500.00	2,388.43	20,698.55	30,000.00	9,301.45	30,000.00
08220	Sports Ct (was Tennis Ct Rev)	500.75	166.63	(334.12)	3,746.21	2,000.00	(1,746.21)	2,000.00
08235	Social Events	.00	333.37	333.37	1,215.90	4,000.00	2,784.10	4,000.00
08240	Tech Support & Repairs	.00	376.00	376.00	6,245.96	4,512.00	(1,733.96)	4,512.00
08260	Bad Debt Expense	.00	1,133.37	1,133.37	.00	13,600.00	13,600.00	13,600.00
08270	Jupiter PD/Additional Securit	.00	35.62	35.62	1,670.97	427.00	(1,243.97)	427.00
	Grounds / Operations	12,745.26	23,641.11	10,895.85	217,747.22	283,692.00	65,944.78	283,692.00
Maintenance								
09010	Electricity	3,753.75	3,250.00	(503.75)	44,198.54	39,000.00	(5,198.54)	39,000.00
09020	Water & Sewer	205.81	389.12	183.31	5,389.33	4,669.00	(720.33)	4,669.00
09030	Telephone & Internet Service	167.90	329.62	161.72	2,858.33	3,955.00	1,096.67	3,955.00
09040	Trash Removal	154.95	189.38	34.43	2,319.57	2,273.00	(46.57)	2,273.00
09042	Internet & Camera	.00	166.63	166.63	9,142.19	2,000.00	(7,142.19)	2,000.00
	Utilities	4,282.41	4,324.75	42.34	63,907.96	51,897.00	(12,010.96)	51,897.00
Reserve Contributions								
09510	Transfer To Reserves	18,166.67	18,166.63	(.04)	218,000.04	218,000.00	(.04)	218,000.00
09512	Additional Anticipated Reserv	7,109.25	7,109.25	.00	85,311.00	85,311.00	.00	85,311.00
	Reserve Contributions	25,275.92	25,275.88	(.04)	303,311.04	303,311.00	(.04)	303,311.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	77,651.52	84,562.21	6,910.69	918,894.43	1,014,743.00	95,848.57	1,014,743.00
	Current Year Net Income/(loss	3,577.86	(.44)	3,578.30	90,652.94	.00	90,652.94	.00