Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 04/30/24

Account	Description	Operating	Reserves	Other	Totals
	ASSETS				
1010	SouthState - Operating Funds	237,096.86			237,096.86
1020	Petty Cash	1,221.39			1,221.39
1090	Due To/From Operating	12,133.96			12,133.96
	Operating Funds	250,452.21	.00	.00	250,452.21
1210	Merrill - Cash/Money -Reserve		936,288.95		936,288.95
1290	Due To/Frm Reserves		(12,133.96)		(12,133.96)
	Reserve Funds	.00	924,154.99	.00	924,154.99
1310	Assessments Receivable	250,323.44			250,323.44
1316	Pool Key Receivable	225.00			225.00
1340	Late Fees Receivable	2,068.00			2,068.00
1360	Misc. Owner Receivables	27.62			27.62
1380	Owner Admin. Fees Receiv.	175.00			175.00
1390	Owner Interest Receiv.	17,714.60			17,714.60
1400	Violation Fine Recv.	10,475.21			10,475.21
1465	2022 Roofing - Due from Owners	286.80			286.80
1505	Bad Debt Allowance	(48,479.91)			(48,479.91)
1510	A/R Other- Exchange	2,753.78			2,753.78
1520	Legal Fees Recovery Rec	78,506.00			78,506.00
	Receivables	314,075.54	.00	.00	314,075.54
	Other Assets	.00	.00	.00	.00
	TOTAL ASSETS	564,527.75	924,154.99	.00	1,488,682.74
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LIABILITIES & EQUITY

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 04/30/24

Account	Description	Operating	Reserves	Other	Totals
	CURRENT LIABILITIES:				
3010	Accounts Payable	78,851.44			78,851.44
3012	A/P other	(4,720.72)			(4,720.72)
3019	Accrued CPA Fees	2,500.00			2,500.00
3090	Storage Key Deposits	2,600.00			2,600.00
3100	Boat Ramp Key Deposit	12,565.00			12,565.00
3310	Prepaid Owner Assessments	174,050.16			174,050.16
3315	Deferred Maintenance	178,540.00			178,540.00
	Subtotal Current Liab.	444,385.88	.00	.00	444,385.88
	RESERVES:				
5095	Boat Yard Saving Fund		45,641.87		45,641.87
5200	Capital Asset Saving Funds		838,345.91		838,345.91
5300	Reserve Interest		22,114.06		22,114.06
5492	Reserve Interest		18,053.15		18,053.15
	Subtotal Reserves	.00	924,154.99	.00	924,154.99
	EQUITY:				
5510	Fund Balance	91,440.96			91,440.96
	Current Year Net Income/(Loss)	28,700.91	.00	.00	28,700.91
	Subtotal Equity	120,141.87	.00	.00	120,141.87
	TOTAL LIABILITIES & EQUITY	564,527.75	924,154.99	.00	1,488,682.74
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Riverwalk Homeowners Association
RESERVE SCHEDULE
April 30, 2024

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	YTD BALANCE	*ANNUAL BUDGET*	*MONTHLY AMOUNT*
					0		
5200	Contract Liabilities	896,458	159,733	(217,845)	838,346	***$479,200.00***	***$39,933.33***
	Capital Asset						
5095	Boat Yard	46,715		(1,073)	45,642		*$0.00*
5300/5492	INTEREST	25,586	14,581		40,167		*$0.00*
	TOTAL RESERVES	968,759	174,314	(218,918)	924,155	*$479,200.00*	*$39,933.33*

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 04/01/24 to 04/30/24

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06000	OWNER ASSESSMENTS	89,533.33	89,533.33	.00	358,133.32	358,133.32	.00	1,074,400.00
06010	Bank Interest Income	.00	25.00	(25.00)	.00	100.00	(100.00)	300.00
06030	Interest Income	(22.80)	2,500.00	(2,522.80)	900.64	10,000.00	(9,099.36)	30,000.00
06040	Late Fee Income	(60.00)	333.33	(393.33)	1,110.00	1,333.32	(223.32)	4,000.00
06050	Estoppel Fees	.00	125.00	(125.00)	250.00	500.00	(250.00)	1,500.00
06065	Application Fees	.00	500.00	(500.00)	3,000.00	2,000.00	1,000.00	6,000.00
06095	Transponder Fee	.00	14.58	(14.58)	(159.58)	58.32	(217.90)	175.00
06117	Background Checks	.00	50.00	(50.00)	300.00	200.00	100.00	600.00
06118	Kayak Storage Fees	.00	425.00	(425.00)	.00	1,700.00	(1,700.00)	5,100.00
06120	Miscellanous Income	.00	333.33	(333.33)	389.89	1,333.32	(943.43)	4,000.00
06130	Pool Key Income	375.00	100.00	275.00	450.00	400.00	50.00	1,200.00
06310	Violation Fines	.00	500.00	(500.00)	.00	2,000.00	(2,000.00)	6,000.00
06340	NSF Fee Income	35.00	14.58	20.42	140.00	58.32	81.68	175.00
06360	Misc. Owner Charges	.00	4.17	(4.17)	.00	16.68	(16.68)	50.00
	Total Income	89,860.53	94,458.32	(4,597.79)	364,514.27	377,833.28	(13,319.01)	1,133,500.00

EXPENSES

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative								
07010	Property Management Payroll	14,119.47	17,500.00	3,380.53	55,133.57	70,000.00	14,866.43	210,000.00
07011	Payroll Taxes	3,499.69	3,325.00	(174.69)	12,873.96	13,300.00	426.04	39,900.00
07012	Payroll Processing Fees	579.16	341.67	(237.49)	2,240.52	1,366.68	(873.84)	4,100.00
07090	Audit Fees	(2,500.00)	500.00	3,000.00	.00	2,000.00	2,000.00	6,000.00
07100	Accounting Services	600.00	416.67	(183.33)	2,400.00	1,666.68	(733.32)	5,000.00
07110	Legal Fees	.00	2,500.00	2,500.00	.00	10,000.00	10,000.00	30,000.00
07120	Permits, Fees, Taxes	.00	83.33	83.33	.00	333.32	333.32	1,000.00
07130	Postage & Mail Handling	.00	108.33	108.33	.00	433.32	433.32	1,300.00
07140	Printing	.00	191.67	191.67	402.56	766.68	364.12	2,300.00
07160	Insurance Expense	6,948.89	4,291.67	(2,657.22)	14,711.53	17,166.68	2,455.15	51,500.00
07170	Office Expense	3,738.44	833.33	(2,905.11)	8,166.28	3,333.32	(4,832.96)	10,000.00
07190	Bank Service Charges	6.00	8.33	2.33	30.00	33.32	3.32	100.00
	General & Administrative	26,991.65	30,100.00	3,108.35	95,958.42	120,400.00	24,441.58	361,200.00
Operations								
08010	General Repair & Maintenance	14,131.11	916.67	(13,214.44)	14,780.02	3,666.68	(11,113.34)	11,000.00
08030	Electrical	.00	41.67	41.67	.00	166.68	166.68	500.00
08040	Maintenance &Janitorial Suppl	981.18	83.33	(897.85)	1,587.13	333.32	(1,253.81)	1,000.00
08050	Plumbing	.00	83.33	83.33	.00	333.32	333.32	1,000.00
08060	Fuel Expense	54.63	83.33	28.70	223.90	333.32	109.42	1,000.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 04/01/24 to 04/30/24

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	1,620.63	500.00	(1,120.63)	1,620.63	2,000.00	379.37	6,000.00
08090	Concrete Repair	104.23	666.67	562.44	416.55	2,666.68	2,250.13	8,000.00
08100	Lake Maintenance	461.34	158.33	(303.01)	1,393.14	633.32	(759.82)	1,900.00
08110	Landscape/Irrigation Contract	7,263.00	7,083.33	(179.67)	26,859.00	28,333.32	1,474.32	85,000.00
08120	Irrigation Maintenance& Repai	.00	1,166.67	1,166.67	.00	4,666.68	4,666.68	14,000.00
08130	Landscape Revitalization	(996.80)	1,250.00	2,246.80	3,514.41	5,000.00	1,485.59	15,000.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	2,933.32	2,933.32	8,800.00
08160	Tree Trimming	.00	2,500.00	2,500.00	.00	10,000.00	10,000.00	30,000.00
08170	Mangrove Trimming	.00	250.00	250.00	1,617.00	1,000.00	(617.00)	3,000.00
08200	Pool Repairs, Parts & Supplie	(10,105.39)	2,083.33	12,188.72	7,062.82	8,333.32	1,270.50	25,000.00
08220	Sports Ct (was Tennis Ct Rev)	.00	66.67	66.67	.00	266.68	266.68	800.00
08230	Re-Striping of Parking Spaces	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
08235	Social Events	.00	150.00	150.00	500.00	600.00	100.00	1,800.00
08240	Tech Support & Repairs	95.94	416.67	320.73	1,915.94	1,666.68	(249.26)	5,000.00
08260	Bad Debt Expense	.00	1,250.00	1,250.00	.00	5,000.00	5,000.00	15,000.00
08270	Jupiter PD/Additional Securit	196.20	125.00	(71.20)	1,187.01	500.00	(687.01)	1,500.00
	Grounds / Operations	13,806.07	20,025.00	6,218.93	62,677.55	80,100.00	17,422.45	240,300.00
Utilities								
09010	Electricity	3,359.64	3,583.33	223.69	14,405.13	14,333.32	(71.81)	43,000.00
09020	Water & Sewer	217.34	433.33	215.99	949.03	1,733.32	784.29	5,200.00
09030	Telephone & Internet Service	.00	208.33	208.33	1,100.11	833.32	(266.79)	2,500.00
09040	Trash Removal	154.95	158.33	3.38	989.80	633.32	(356.48)	1,900.00
09042	Internet & Camera	.00	83.33	83.33	.00	333.32	333.32	1,000.00
	Utilities	3,731.93	4,466.65	734.72	17,444.07	17,866.60	422.53	53,600.00
Reserve Contributions								
09510	Transfer To Reserves	39,933.33	39,933.33	.00	159,733.32	159,733.32	.00	479,200.00
	Reserve Contributions	39,933.33	39,933.33	.00	159,733.32	159,733.32	.00	479,200.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	84,462.98	94,524.98	10,062.00	335,813.36	378,099.92	42,286.56	1,134,300.00
	Current Year Net Income/(loss	5,397.55	(66.66)	5,464.21	28,700.91	(266.64)	28,967.55	(800.00)