

Riverwalk Homeowners' Association, Inc.

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Balance Sheet
As of 06/30/24

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	SouthState - Operating Funds	94,474.36			94,474.36
1020	Petty Cash	1,221.39			1,221.39
1090	Due To/From Operating	(51,311.09)			(51,311.09)
	Operating Funds	44,384.66	.00	.00	44,384.66
1210	Merrill - Cash/Money -Reserve		520,977.12		520,977.12
1290	Due To/Frm Reserves		51,311.09		51,311.09
	Reserve Funds	.00	572,288.21	.00	572,288.21
1301	A/R Boat Storage	(640.00)			(640.00)
1310	Assessments Receivable	192,064.02			192,064.02
1340	Late Fees Receivable	1,888.00			1,888.00
1360	Misc. Owner Receivables	5,586.62			5,586.62
1380	Owner Admin. Fees Receiv.	210.00			210.00
1390	Owner Interest Receiv.	17,552.13			17,552.13
1400	Violation Fine Recv.	11,175.21			11,175.21
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	1,093.78			1,093.78
1520	Legal Fees Recovery Rec	78,506.00			78,506.00
	Receivables	259,242.65	.00	.00	259,242.65
1610	Prepaid Insurance	30,217.52			30,217.52
2560	Refunded Maintenance Dues	3,630.00			3,630.00
	Other Assets	33,847.52	.00	.00	33,847.52
	TOTAL ASSETS	337,474.83	572,288.21	.00	909,763.04
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Riverwalk Homeowners' Association, Inc.

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Balance Sheet

As of 06/30/24

Account	Description	Operating	Reserves	Other	Totals
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	6,932.69			6,932.69
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	182,267.01			182,267.01
	Subtotal Current Liab.	202,143.98	.00	.00	202,143.98
RESERVES:					
5095	Boat Yard Saving Fund		45,641.87		45,641.87
5200	Capital Asset Saving Funds		481,424.95		481,424.95
5300	Reserve Interest		22,114.06		22,114.06
5492	Reserve Interest		23,107.33		23,107.33
	Subtotal Reserves	.00	572,288.21	.00	572,288.21
EQUITY:					
5510	Fund Balance	91,440.96			91,440.96
	Current Year Net Income/(Loss)	43,889.89	.00	.00	43,889.89
	Subtotal Equity	135,330.85	.00	.00	135,330.85
	TOTAL LIABILITIES & EQUITY	337,474.83	572,288.21	.00	909,763.04
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Riverwalk Homeowners Association
RESERVE SCHEDULE
June 30, 2024

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
					0		
5200	Contract Liabilities	896,458	239,600	(654,633)	481,425	\$479,200.00	\$39,933.33
	Capital Asset						
5095	Boat Yard	46,715		(1,073)	45,642		\$0.00
5300/5492	INTEREST	25,586	19,635		45,221		\$0.00
	TOTAL RESERVES	968,759	259,235	(655,706)	572,288	\$479,200.00	\$39,933.33

Reserve Expenses			Reserve Expenses			Continued		
Capital Asset			Capital Asset					
1/24/2024	Advance Recreational	1,838.60	6/6/2024	Brilliant Roofing	13,977.54			
1/24/2024	Advance Recreational	1,838.60	6/6/2024	Brilliant Roofing	13,977.54			
2/1/2024	Cap One	27.95	6/6/2024	Brilliant Roofing	13,977.54			
2/1/2024	Cap One	24.05	6/6/2024	Brilliant Roofing	13,977.54			
3/25/2024	Brilliant Roofing	99,839.60	6/6/2024	Brilliant Roofing	13,977.54			
4/11/2024	Brilliant Roofing	14,796.23	6/6/2024	Brilliant Roofing	13,977.54			
4/16/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	13,977.54			
4/16/2024	Brilliant Roofing	14,796.23	6/21/2024	Brilliant Roofing	13,977.54			
4/16/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	13,977.54			
4/18/2024	Brilliant Roofing	14,796.23	6/21/2024	Brilliant Roofing	9,507.87			
4/25/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,552.18			
4/25/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,090.18			
4/25/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	9,363.87			
5/13/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	9,637.69			
5/13/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,844.87			
5/13/2024	Brilliant Roofing	13,977.54						
5/13/2024	Brilliant Roofing	13,977.54						
5/13/2024	Brilliant Roofing	13,977.54						179,794.52
5/13/2024	Brilliant Roofing	13,977.54						
5/13/2024	Brilliant Roofing	13,977.54						
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5/13/2024	Brilliant Roofing	13,977.54						
5/13/2024	Brilliant Roofing	13,977.54						
5/13/2024	Brilliant Roofing	13,977.54						
5/16/2024	Brilliant Roofing	13,977.54						
5/16/2024	Brilliant Roofing	13,977.54						
5/29/2024	Brilliant Roofing	13,977.54						
5/31/2024	Brothers Gutters	47,330.00						
Continuation		179,794.52						
		654,632.81						

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 06/01/24 to 06/30/24

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06000	OWNER ASSESSMENTS	89,270.00	89,533.33	(263.33)	536,673.32	537,199.98	(526.66)	1,074,400.00
06010	Bank Interest Income	.00	25.00	(25.00)	.00	150.00	(150.00)	300.00
06030	Interest Income	.00	2,500.00	(2,500.00)	900.64	15,000.00	(14,099.36)	30,000.00
06040	Late Fee Income	.00	333.33	(333.33)	1,110.00	1,999.98	(889.98)	4,000.00
06050	Estoppel Fees	500.00	125.00	375.00	1,750.00	750.00	1,000.00	1,500.00
06065	Application Fees	2,250.00	500.00	1,750.00	8,525.00	3,000.00	5,525.00	6,000.00
06095	Transponder Fee	.00	14.58	(14.58)	(124.58)	87.48	(212.06)	175.00
06100	Kayak Canoe Storage	50.00	.00	50.00	50.00	.00	50.00	.00
06117	Background Checks	225.00	50.00	175.00	1,250.00	300.00	950.00	600.00
06118	Kayak Storage Fees	.00	425.00	(425.00)	.00	2,550.00	(2,550.00)	5,100.00
06120	Miscellaneous Income	50.00	333.33	(283.33)	439.89	1,999.98	(1,560.09)	4,000.00
06130	Pool Key Income	(90.00)	100.00	(190.00)	360.00	600.00	(240.00)	1,200.00
06310	Violation Fines	700.00	500.00	200.00	700.00	3,000.00	(2,300.00)	6,000.00
06340	NSF Fee Income	.00	14.58	(14.58)	175.00	87.48	87.52	175.00
06360	Misc. Owner Charges	1,004.00	4.17	999.83	5,703.00	25.02	5,677.98	50.00
	Total Income	93,959.00	94,458.32	(499.32)	557,512.27	566,749.92	(9,237.65)	1,133,500.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	11,939.00	17,500.00	5,561.00	80,072.51	105,000.00	24,927.49	210,000.00
07011	Payroll Taxes	2,704.77	3,325.00	620.23	18,763.55	19,950.00	1,186.45	39,900.00
07012	Payroll Processing Fees	579.16	341.67	(237.49)	3,706.54	2,050.02	(1,656.52)	4,100.00
07090	Audit Fees	.00	500.00	500.00	.00	3,000.00	3,000.00	6,000.00
07100	Accounting Services	600.00	416.67	(183.33)	3,600.00	2,500.02	(1,099.98)	5,000.00
07110	Legal Fees	(1,431.77)	2,500.00	3,931.77	14,669.30	15,000.00	330.70	30,000.00
07120	Permits, Fees, Taxes	.00	83.33	83.33	.00	499.98	499.98	1,000.00
07130	Postage & Mail Handling	.00	108.33	108.33	45.48	649.98	604.50	1,300.00
07140	Printing	60.33	191.67	131.34	462.89	1,150.02	687.13	2,300.00
07160	Insurance Expense	2,323.75	4,291.67	1,967.92	20,057.03	25,750.02	5,692.99	51,500.00
07170	Office Expense	1,550.06	833.33	(716.73)	12,712.73	4,999.98	(7,712.75)	10,000.00
07190	Bank Service Charges	.00	8.33	8.33	48.00	49.98	1.98	100.00
	General & Administrative	18,325.30	30,100.00	11,774.70	154,138.03	180,600.00	26,461.97	361,200.00
Operations								
08010	General Repair & Maintenance	693.80	916.67	222.87	21,902.82	5,500.02	(16,402.80)	11,000.00
08030	Electrical	.00	41.67	41.67	1,280.00	250.02	(1,029.98)	500.00
08040	Maintenance & Janitorial Suppl	432.17	83.33	(348.84)	2,169.95	499.98	(1,669.97)	1,000.00
08050	Plumbing	451.99	83.33	(368.66)	451.99	499.98	47.99	1,000.00

Riverwalk Homeowners' Association, Inc.

Income/Expense Statement

Period: 06/01/24 to 06/30/24

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
08060	Fuel Expense	.00	83.33	83.33	344.00	499.98	155.98	1,000.00
08065	Golf Cart & Truck Expense	.00	500.00	500.00	1,695.53	3,000.00	1,304.47	6,000.00
08090	Concrete Repair	.00	666.67	666.67	1,780.08	4,000.02	2,219.94	8,000.00
08100	Lake Maintenance	390.90	158.33	(232.57)	1,934.04	949.98	(984.06)	1,900.00
08110	Landscape/Irrigation Contract	6,500.00	7,083.33	583.33	39,859.00	42,499.98	2,640.98	85,000.00
08120	Irrigation Maintenance& Repai	.00	1,166.67	1,166.67	.00	7,000.02	7,000.02	14,000.00
08130	Landscape Revitalization	.00	1,250.00	1,250.00	4,234.41	7,500.00	3,265.59	15,000.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	4,399.98	4,399.98	8,800.00
08160	Tree Trimming	.00	2,500.00	2,500.00	.00	15,000.00	15,000.00	30,000.00
08170	Mangrove Trimming	.00	250.00	250.00	1,617.00	1,500.00	(117.00)	3,000.00
08200	Pool Repairs, Parts & Supplie	1,469.49	2,083.33	613.84	10,590.38	12,499.98	1,909.60	25,000.00
08220	Sports Ct (was Tennis Ct Rev)	.00	66.67	66.67	.00	400.02	400.02	800.00
08230	Re-Striping of Parking Spaces	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
08235	Social Events	.00	150.00	150.00	500.00	900.00	400.00	1,800.00
08240	Tech Support & Repairs	455.00	416.67	(38.33)	2,825.94	2,500.02	(325.92)	5,000.00
08260	Bad Debt Expense	.00	1,250.00	1,250.00	.00	7,500.00	7,500.00	15,000.00
08270	Jupiter PD/Additional Securit	.00	125.00	125.00	1,383.21	750.00	(633.21)	1,500.00
	Grounds / Operations	10,393.35	20,025.00	9,631.65	92,568.35	120,150.00	27,581.65	240,300.00
Utilities								
09010	Electricity	3,840.74	3,583.33	(257.41)	21,713.23	21,499.98	(213.25)	43,000.00
09020	Water & Sewer	333.51	433.33	99.82	2,714.21	2,599.98	(114.23)	5,200.00
09030	Telephone & Internet Service	.00	208.33	208.33	1,468.25	1,249.98	(218.27)	2,500.00
09040	Trash Removal	154.95	158.33	3.38	1,299.70	949.98	(349.72)	1,900.00
09042	Internet & Camera	.00	83.33	83.33	120.63	499.98	379.35	1,000.00
	Utilities	4,329.20	4,466.65	137.45	27,316.02	26,799.90	(516.12)	53,600.00
Reserve Contributions								
09510	Transfer To Reserves	39,933.33	39,933.33	.00	239,599.98	239,599.98	.00	479,200.00
	Reserve Contributions	39,933.33	39,933.33	.00	239,599.98	239,599.98	.00	479,200.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	72,981.18	94,524.98	21,543.80	513,622.38	567,149.88	53,527.50	1,134,300.00
	Current Year Net Income/(loss	20,977.82	(66.66)	21,044.48	43,889.89	(399.96)	44,289.85	(800.00)
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