Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 03/31/24

ASSETS

1010	SouthState - Operating Funds	$ 130,417.58	
1020	Petty Cash	1,221.39	
	Operating Funds		$ 131,638.97
1210	Merrill - Cash/Money -Reserve	$ 934,759.69	
	Reserve Funds		$ 934,759.69
1310	Assessments Receivable	$ 62,533.94	
1316	Pool Key Receivable	75.00	
1340	Late Fees Receivable	2,728.00	
1360	Misc. Owner Receivables	356.55	
1380	Owner Admin. Fees Receiv.	105.00	
1390	Owner Interest Receiv.	17,127.15	
1400	Violation Fine Recv.	11,919.80	
1460	Kayak Storage Receivable	725.00	
1465	2022 Roofing - Due from Owners	1,017.33	
	Receivables`		$ 96,587.77
1505	Bad Debt Allowance	$ (48,479.91)	
1520	Legal Fees Recovery Rec	78,506.00	
1550	To Be Allocated	(2,801.95)	
1610	Prepaid Insurance	(2,020.59)	
	Other Assets		$ 25,203.55
	TOTAL ASSETS		$ 1,188,189.98
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LIABILITIES & EQUITY

Riverwalk Homeowners'Association, Inc.

Balance Sheet
As of 03/31/24

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 2,561.36	
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	47,044.74	
	Subtotal Current Liab.		$ 68,358.43
RESERVES:			
5095	Boat Yard Saving Fund	$ 71,030.62	
5200	Capital Asset Saving Funds	760,364.92	
5202	Anticipated Reserves	85,311.00	
5492	Reserve Interest	18,053.15	
	Subtotal Reserves		$ 934,759.69
EQUITY:			
5510	Fund Balance	$ 161,768.50	
	Current Year Net Income/(Loss)	23,303.36	
	Subtotal Equity		$ 185,071.86
	TOTAL LIABILITIES & EQUITY		$ 1,188,189.98
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Riverwalk Homeowners'Association, Inc.

Income/Expense Statement
Period: 03/01/24 to 03/31/24

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
INCOME:								
6000	OWNER ASSESSMENTS	89,533.33	89,533.33	.00	268,599.99	268,599.99	.00	1,074,400.00
6010	Bank Interest Income	.00	25.00	(25.00)	.00	75.00	(75.00)	300.00
6030	Interest Income	923.44	2,500.00	(1,576.56)	923.44	7,500.00	(6,576.56)	30,000.00
6040	Late Fee Income	.00	333.33	(333.33)	1,170.00	999.99	170.01	4,000.00
6050	Estoppel Fees	.00	125.00	(125.00)	250.00	375.00	(125.00)	1,500.00
6065	Application Fees	.00	500.00	(500.00)	3,000.00	1,500.00	1,500.00	6,000.00
6095	Transponder Fee	.00	14.58	(14.58)	(159.58)	43.74	(203.32)	175.00
6117	Background Checks	.00	50.00	(50.00)	300.00	150.00	150.00	600.00
6118	Kayak Storage Fees	.00	425.00	(425.00)	.00	1,275.00	(1,275.00)	5,100.00
6120	Miscellanous Income	.00	333.33	(333.33)	389.89	999.99	(610.10)	4,000.00
6130	Pool Key Income	75.00	100.00	(25.00)	75.00	300.00	(225.00)	1,200.00
6310	Violation Fines	.00	500.00	(500.00)	.00	1,500.00	(1,500.00)	6,000.00
6340	NSF Fee Income	35.00	14.58	20.42	105.00	43.74	61.26	175.00
6360	Misc. Owner Charges	.00	4.17	(4.17)	.00	12.51	(12.51)	50.00
	Total Income	90,566.77	94,458.32	(3,891.55)	274,653.74	283,374.96	(8,721.22)	1,133,500.00

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								
7010	Property Management Payroll	11,691.93	17,500.00	5,808.07	41,014.10	52,500.00	11,485.90	210,000.00
7011	Payroll Taxes	2,631.79	3,325.00	693.21	9,374.27	9,975.00	600.73	39,900.00
7012	Payroll Processing Fees	614.16	341.67	(272.49)	1,661.36	1,025.01	(636.35)	4,100.00
7090	Audit Fees	.00	500.00	500.00	2,500.00	1,500.00	(1,000.00)	6,000.00
7100	Accounting Services	600.00	416.67	(183.33)	1,800.00	1,250.01	(549.99)	5,000.00
7110	Legal Fees	.00	2,500.00	2,500.00	.00	7,500.00	7,500.00	30,000.00
7120	Permits, Fees, Taxes	.00	83.33	83.33	.00	249.99	249.99	1,000.00
7130	Postage & Mail Handling	.00	108.33	108.33	.00	324.99	324.99	1,300.00
7140	Printing	402.56	191.67	(210.89)	402.56	575.01	172.45	2,300.00
7160	Insurance Expense	2,259.58	4,291.67	2,032.09	7,762.64	12,875.01	5,112.37	51,500.00
7170	Office Expense	336.88	833.33	496.45	4,427.84	2,499.99	(1,927.85)	10,000.00
7190	Bank Service Charges	6.00	8.33	2.33	24.00	24.99	.99	100.00
	General & Administrative	18,542.90	30,100.00	11,557.10	68,966.77	90,300.00	21,333.23	361,200.00
Operations								
8010	General Repair & Maintenance	.00	916.67	916.67	648.91	2,750.01	2,101.10	11,000.00
8030	Electrical	.00	41.67	41.67	.00	125.01	125.01	500.00
8040	Maintenance &Janitorial Suppl	.00	83.33	83.33	605.95	249.99	(355.96)	1,000.00
8050	Plumbing	.00	83.33	83.33	.00	249.99	249.99	1,000.00
8060	Fuel Expense	.00	83.33	83.33	169.27	249.99	80.72	1,000.00

Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 03/01/24 to 03/31/24

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
8065	Golf Cart & Truck Expense	.00	500.00	500.00	.00	1,500.00	1,500.00	6,000.00
8090	Concrete Repair	.00	666.67	666.67	312.32	2,000.01	1,687.69	8,000.00
8100	Lake Maintenance	315.90	158.33	(157.57)	931.80	474.99	(456.81)	1,900.00
8110	Landscape/Irrigation Contract	6,500.00	7,083.33	583.33	19,596.00	21,249.99	1,653.99	85,000.00
8120	Irrigation Maintenance& Repai	.00	1,166.67	1,166.67	.00	3,500.01	3,500.01	14,000.00
8130	Landscape Revitalization	.00	1,250.00	1,250.00	4,511.21	3,750.00	(761.21)	15,000.00
8150	Gutter Cleaning	.00	733.33	733.33	.00	2,199.99	2,199.99	8,800.00
8160	Tree Trimming	.00	2,500.00	2,500.00	.00	7,500.00	7,500.00	30,000.00
8170	Mangrove Trimming	808.50	250.00	(558.50)	1,617.00	750.00	(867.00)	3,000.00
8200	Pool Repairs, Parts & Supplie	5,850.00	2,083.33	(3,766.67)	17,168.21	6,249.99	(10,918.22)	25,000.00
8220	Sports Ct (was Tennis Ct Rev)	.00	66.67	66.67	.00	200.01	200.01	800.00
8230	Re-Striping of Parking Spaces	.00	416.67	416.67	.00	1,250.01	1,250.01	5,000.00
8235	Social Events	.00	150.00	150.00	500.00	450.00	(50.00)	1,800.00
8240	Tech Support & Repairs	455.00	416.67	(38.33)	1,820.00	1,250.01	(569.99)	5,000.00
8260	Bad Debt Expense	.00	1,250.00	1,250.00	.00	3,750.00	3,750.00	15,000.00
8270	Jupiter PD/Additional Securit	196.20	125.00	(71.20)	990.81	375.00	(615.81)	1,500.00
	Grounds / Operations	14,125.60	20,025.00	5,899.40	48,871.48	60,075.00	11,203.52	240,300.00
Maintenance								
9010	Electricity	3,534.68	3,583.33	48.65	11,045.49	10,749.99	(295.50)	43,000.00
9020	Water & Sewer	298.36	433.33	134.97	731.69	1,299.99	568.30	5,200.00
9030	Telephone & Internet Service	.00	208.33	208.33	1,100.11	624.99	(475.12)	2,500.00
9040	Trash Removal	154.95	158.33	3.38	834.85	474.99	(359.86)	1,900.00
9042	Internet & Camera	.00	83.33	83.33	.00	249.99	249.99	1,000.00
	Utilities	3,987.99	4,466.65	478.66	13,712.14	13,399.95	(312.19)	53,600.00
Reserve Contributions								
9510	Transfer To Reserves	39,933.33	39,933.33	.00	119,799.99	119,799.99	.00	479,200.00
	Reserve Contributions	39,933.33	39,933.33	.00	119,799.99	119,799.99	.00	479,200.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	76,589.82	94,524.98	17,935.16	251,350.38	283,574.94	32,224.56	1,134,300.00
	Current Year Net Income/(loss	13,976.95	(66.66)	14,043.61	23,303.36	(199.98)	23,503.34	(800.00)