# Riverwalk Homeowners'Association, Inc.

Balance Sheet

As of 05/31/24

| Account | Description | Operating | Reserves | Other | Totals |
|---|---|---|---|---|---|
| | ASSETS | | | | |
| 1010 | SouthState - Operating Funds | 138,081.69 | | | 138,081.69 |
| 1020 | Petty Cash | 1,221.39 | | | 1,221.39 |
| 1090 | Due To/From Operating | (54,941.76) | | | (54,941.76) |
| | Operating Funds | 84,361.32 | .00 | .00 | 84,361.32 |
| 1210 | Merrill - Cash/Money -Reserve | | 655,407.28 | | 655,407.28 |
| 1290 | Due To/Frm Reserves | | 54,941.76 | | 54,941.76 |
| | Reserve Funds | .00 | 710,349.04 | .00 | 710,349.04 |
| 1301 | A/R Boat Storage | (160.00) | | | (160.00) |
| 1310 | Assessments Receivable | 213,725.62 | | | 213,725.62 |
| 1316 | Pool Key Receivable | 165.00 | | | 165.00 |
| 1340 | Late Fees Receivable | 1,948.00 | | | 1,948.00 |
| 1360 | Misc. Owner Receivables | 4,582.62 | | | 4,582.62 |
| 1380 | Owner Admin. Fees Receiv. | 210.00 | | | 210.00 |
| 1390 | Owner Interest Receiv. | 17,575.37 | | | 17,575.37 |
| 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 | 1,883.78 | | | 1,883.78 |
| 1520 | Legal Fees Recovery Rec | 78,506.00 | | | 78,506.00 |
| | Receivables | 280,718.49 | .00 | .00 | 280,718.49 |
| 1610 | Prepaid Insurance | 33,239.27 | | | 33,239.27 |
| 2560 | Refunded Maintenance Dues | 3,630.00 | | | 3,630.00 |
| | Other Assets | 36,869.27 | .00 | .00 | 36,869.27 |
| | TOTAL ASSETS | 401,949.08 | 710,349.04 | .00 | 1,112,298.12 |

# Riverwalk Homeowners'Association, Inc.

Balance Sheet

As of 05/31/24

| Account | Description | Operating | Reserves | Other | Totals |
|---|---|---|---|---|---|
| | **LIABILITIES & EQUITY** | | | | |
| | **CURRENT LIABILITIES:** | | | | |
| 3010 | Accounts Payable | 7,083.76 | | | 7,083.76 |
| 3012 | A/P other | (4,720.72) | | | (4,720.72) |
| 3019 | Accrued CPA Fees | 2,500.00 | | | 2,500.00 |
| 3020 | Insurance Payable | 1,100.00 | | | 1,100.00 |
| 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 | 177,198.01 | | | 177,198.01 |
| 3315 | Deferred Maintenance | 89,270.00 | | | 89,270.00 |
| | Subtotal Current Liab. | 287,596.05 | .00 | .00 | 287,596.05 |
| | **RESERVES:** | | | | |
| 5095 | Boat Yard Saving Fund | | 45,641.87 | | 45,641.87 |
| 5200 | Capital Asset Saving Funds | | 621,286.14 | | 621,286.14 |
| 5300 | Reserve Interest | | 22,114.06 | | 22,114.06 |
| 5492 | Reserve Interest | | 21,306.97 | | 21,306.97 |
| | Subtotal Reserves | .00 | 710,349.04 | .00 | 710,349.04 |
| | **EQUITY:** | | | | |
| 5510 | Fund Balance | 91,440.96 | | | 91,440.96 |
| | Current Year Net Income/(Loss) | 22,912.07 | .00 | .00 | 22,912.07 |
| | Subtotal Equity | 114,353.03 | .00 | .00 | 114,353.03 |
| | TOTAL LIABILITIES & EQUITY | 401,949.08 | 710,349.04 | .00 | 1,112,298.12 |
| | | =============== | =============== | =============== | =============== |

**Riverwalk Homeowners Association**
**RESERVE SCHEDULE**
**May 31, 2024**

| | | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISTRIBUTION | YTD BALANCE | *ANNUAL BUDGET* | *MONTHLY AMOUNT* |
|---|---|---|---|---|---|---|---|
| | | | | | 0 | | |
| | | | | | | | |
| 5200 | Contract Liabilities | 896,458 | 199,667 | (474,838) | 621,286 | ***$479,200.00*** | ***$39,933.33*** |
| | Capital Asset | | | | | | |
| 5095 | Boat Yard | 46,715 | | (1,073) | 45,642 | | *$0.00* |
| 5300/5492 | INTEREST | 25,586 | 17,835 | | 43,421 | | *$0.00* |
| | | | | | | | |
| | TOTAL RESERVES | 968,759 | 217,501 | (475,911) | 710,349 | *$479,200.00* | *$39,933.33* |

| | **Reserve Expenses** | |
|---|---|---|
| | **Capital Asset** | |
| 1/24/2024 | Advance Recreational | 1,838.60 |
| 1/24/2024 | Advance Recreational | 1,838.60 |
| 2/1/2024 | Cap One | 27.95 |
| 2/1/2024 | Cap One | 24.05 |
| 3/25/2024 | Brilliant Roofing | 99,839.60 |
| 4/11/2024 | Brilliant Roofing | 14,796.23 |
| 4/16/2024 | Brilliant Roofing | 13,977.54 |
| 4/16/2024 | Brilliant Roofing | 14,796.23 |
| 4/16/2024 | Brilliant Roofing | 13,977.54 |
| 4/18/2024 | Brilliant Roofing | 14,796.23 |
| 4/25/2024 | Brilliant Roofing | 13,977.54 |
| 4/25/2024 | Brilliant Roofing | 13,977.54 |
| 4/25/2024 | Brilliant Roofing | 13,977.54 |
| 5/13/2024 | Brilliant Roofing | 13,977.54 |
| 5/13/2024 | Brilliant Roofing | 13,977.54 |
| 5/13/2024 | Brilliant Roofing | 13,977.54 |
| 5/13/2024 | 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 |
| 5/13/2024 | 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 |
| | | **474,838.29** |

# Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 05/01/24 to 05/31/24

| 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: | | | | | | | | |
| 06000 | OWNER ASSESSMENTS | 89,270.00 | 89,533.33 | (263.33) | 447,403.32 | 447,666.65 | (263.33) | 1,074,400.00 |
| 06010 | Bank Interest Income | .00 | 25.00 | (25.00) | .00 | 125.00 | (125.00) | 300.00 |
| 06030 | Interest Income | .00 | 2,500.00 | (2,500.00) | 900.64 | 12,500.00 | (11,599.36) | 30,000.00 |
| 06040 | Late Fee Income | .00 | 333.33 | (333.33) | 1,110.00 | 1,666.65 | (556.65) | 4,000.00 |
| 06050 | Estoppel Fees | 1,000.00 | 125.00 | 875.00 | 1,250.00 | 625.00 | 625.00 | 1,500.00 |
| 06065 | Application Fees | 3,275.00 | 500.00 | 2,775.00 | 6,275.00 | 2,500.00 | 3,775.00 | 6,000.00 |
| 06095 | Transponder Fee | 35.00 | 14.58 | 20.42 | (124.58) | 72.90 | (197.48) | 175.00 |
| 06117 | Background Checks | 725.00 | 50.00 | 675.00 | 1,025.00 | 250.00 | 775.00 | 600.00 |
| 06118 | Kayak Storage Fees | .00 | 425.00 | (425.00) | .00 | 2,125.00 | (2,125.00) | 5,100.00 |
| 06120 | Miscellanous Income | .00 | 333.33 | (333.33) | 389.89 | 1,666.65 | (1,276.76) | 4,000.00 |
| 06130 | Pool Key Income | .00 | 100.00 | (100.00) | 450.00 | 500.00 | (50.00) | 1,200.00 |
| 06310 | Violation Fines | .00 | 500.00 | (500.00) | .00 | 2,500.00 | (2,500.00) | 6,000.00 |
| 06340 | NSF Fee Income | 35.00 | 14.58 | 20.42 | 175.00 | 72.90 | 102.10 | 175.00 |
| 06360 | Misc. Owner Charges | 4,699.00 | 4.17 | 4,694.83 | 4,699.00 | 20.85 | 4,678.15 | 50.00 |
| | Total Income | 99,039.00 | 94,458.32 | 4,580.68 | 463,553.27 | 472,291.60 | (8,738.33) | 1,133,500.00 |
| | EXPENSES | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Property Management Payroll | 12,999.94 | 17,500.00 | 4,500.06 | 68,133.51 | 87,500.00 | 19,366.49 | 210,000.00 |
| 07011 | Payroll Taxes | 3,184.82 | 3,325.00 | 140.18 | 16,058.78 | 16,625.00 | 566.22 | 39,900.00 |
| 07012 | Payroll Processing Fees | 886.86 | 341.67 | (545.19) | 3,127.38 | 1,708.35 | (1,419.03) | 4,100.00 |
| 07090 | Audit Fees | .00 | 500.00 | 500.00 | .00 | 2,500.00 | 2,500.00 | 6,000.00 |
| 07100 | Accounting Services | 600.00 | 416.67 | (183.33) | 3,000.00 | 2,083.35 | (916.65) | 5,000.00 |
| 07110 | Legal Fees | 16,101.07 | 2,500.00 | (13,601.07) | 16,101.07 | 12,500.00 | (3,601.07) | 30,000.00 |
| 07120 | Permits, Fees, Taxes | .00 | 83.33 | 83.33 | .00 | 416.65 | 416.65 | 1,000.00 |
| 07130 | Postage & Mail Handling | 45.48 | 108.33 | 62.85 | 45.48 | 541.65 | 496.17 | 1,300.00 |
| 07140 | Printing | .00 | 191.67 | 191.67 | 402.56 | 958.35 | 555.79 | 2,300.00 |
| 07160 | Insurance Expense | 3,021.75 | 4,291.67 | 1,269.92 | 17,733.28 | 21,458.35 | 3,725.07 | 51,500.00 |
| 07170 | Office Expense | 2,996.39 | 833.33 | (2,163.06) | 11,162.67 | 4,166.65 | (6,996.02) | 10,000.00 |
| 07190 | Bank Service Charges | 18.00 | 8.33 | (9.67) | 48.00 | 41.65 | (6.35) | 100.00 |
| | General & Administrative | 39,854.31 | 30,100.00 | (9,754.31) | 135,812.73 | 150,500.00 | 14,687.27 | 361,200.00 |
| Operations | | | | | | | | |
| 08010 | General Repair & Maintenance | 6,429.00 | 916.67 | (5,512.33) | 21,209.02 | 4,583.35 | (16,625.67) | 11,000.00 |
| 08030 | Electrical | 1,280.00 | 41.67 | (1,238.33) | 1,280.00 | 208.35 | (1,071.65) | 500.00 |
| 08040 | Maintenance &Janitorial Suppl | 150.65 | 83.33 | (67.32) | 1,737.78 | 416.65 | (1,321.13) | 1,000.00 |
| 08050 | Plumbing | .00 | 83.33 | 83.33 | .00 | 416.65 | 416.65 | 1,000.00 |
| 08060 | Fuel Expense | 120.10 | 83.33 | (36.77) | 344.00 | 416.65 | 72.65 | 1,000.00 |

# Riverwalk Homeowners'Association, Inc.

Income/Expense Statement

Period: 05/01/24 to 05/31/24

| | | Current Period | | | Year-To-Date | | | Yearly |
|---|---|---|---|---|---|---|---|---|
| Account | Description | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 08065 | Golf Cart & Truck Expense | 74.90 | 500.00 | 425.10 | 1,695.53 | 2,500.00 | 804.47 | 6,000.00 |
| 08090 | Concrete Repair | 1,363.53 | 666.67 | (696.86) | 1,780.08 | 3,333.35 | 1,553.27 | 8,000.00 |
| 08100 | Lake Maintenance | 150.00 | 158.33 | 8.33 | 1,543.14 | 791.65 | (751.49) | 1,900.00 |
| 08110 | Landscape/Irrigation Contract | 6,500.00 | 7,083.33 | 583.33 | 33,359.00 | 35,416.65 | 2,057.65 | 85,000.00 |
| 08120 | Irrigation Maintenance& Repai | .00 | 1,166.67 | 1,166.67 | .00 | 5,833.35 | 5,833.35 | 14,000.00 |
| 08130 | Landscape Revitalization | 720.00 | 1,250.00 | 530.00 | 4,234.41 | 6,250.00 | 2,015.59 | 15,000.00 |
| 08150 | Gutter Cleaning | .00 | 733.33 | 733.33 | .00 | 3,666.65 | 3,666.65 | 8,800.00 |
| 08160 | Tree Trimming | .00 | 2,500.00 | 2,500.00 | .00 | 12,500.00 | 12,500.00 | 30,000.00 |
| 08170 | Mangrove Trimming | .00 | 250.00 | 250.00 | 1,617.00 | 1,250.00 | (367.00) | 3,000.00 |
| 08200 | Pool Repairs, Parts & Supplie | 2,058.07 | 2,083.33 | 25.26 | 9,120.89 | 10,416.65 | 1,295.76 | 25,000.00 |
| 08220 | Sports Ct (was Tennis Ct Rev) | .00 | 66.67 | 66.67 | .00 | 333.35 | 333.35 | 800.00 |
| 08230 | Re-Striping of Parking Spaces | .00 | 416.67 | 416.67 | .00 | 2,083.35 | 2,083.35 | 5,000.00 |
| 08235 | Social Events | .00 | 150.00 | 150.00 | 500.00 | 750.00 | 250.00 | 1,800.00 |
| 08240 | Tech Support & Repairs | 455.00 | 416.67 | (38.33) | 2,370.94 | 2,083.35 | (287.59) | 5,000.00 |
| 08260 | Bad Debt Expense | .00 | 1,250.00 | 1,250.00 | .00 | 6,250.00 | 6,250.00 | 15,000.00 |
| 08270 | Jupiter PD/Additional Securit | 196.20 | 125.00 | (71.20) | 1,383.21 | 625.00 | (758.21) | 1,500.00 |
| | Grounds / Operations | 19,497.45 | 20,025.00 | 527.55 | 82,175.00 | 100,125.00 | 17,950.00 | 240,300.00 |
| Utilities | | | | | | | | |
| 09010 | Electricity | 3,467.36 | 3,583.33 | 115.97 | 17,872.49 | 17,916.65 | 44.16 | 43,000.00 |
| 09020 | Water & Sewer | 1,431.67 | 433.33 | (998.34) | 2,380.70 | 2,166.65 | (214.05) | 5,200.00 |
| 09030 | Telephone & Internet Service | 368.14 | 208.33 | (159.81) | 1,468.25 | 1,041.65 | (426.60) | 2,500.00 |
| 09040 | Trash Removal | 154.95 | 158.33 | 3.38 | 1,144.75 | 791.65 | (353.10) | 1,900.00 |
| 09042 | Internet & Camera | 120.63 | 83.33 | (37.30) | 120.63 | 416.65 | 296.02 | 1,000.00 |
| | Utilities | 5,542.75 | 4,466.65 | (1,076.10) | 22,986.82 | 22,333.25 | (653.57) | 53,600.00 |
| Reserve Contributions | | | | | | | | |
| 09510 | Transfer To Reserves | 39,933.33 | 39,933.33 | .00 | 199,666.65 | 199,666.65 | .00 | 479,200.00 |
| | Reserve Contributions | 39,933.33 | 39,933.33 | .00 | 199,666.65 | 199,666.65 | .00 | 479,200.00 |
| | Year End Suspense | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | TOTAL EXPENSES | 104,827.84 | 94,524.98 | (10,302.86) | 440,641.20 | 472,624.90 | 31,983.70 | 1,134,300.00 |
| | Current Year Net Income/(loss | (5,788.84) | (66.66) | (5,722.18) | 22,912.07 | (333.30) | 23,245.37 | (800.00) |