

Riverwalk Homeowners' Association, Inc.

Balance Sheet
 As of 01/31/24

ASSETS		
1010	SouthState - Operating Funds	\$ 370,215.43
1020	Petty Cash	1,221.39
1090	Due To/From Operating	(93,908.11)
	Operating Funds	\$ 277,528.71
1210	Merrill - Cash/Money -Reserve	\$ 816,723.12
1290	Due To/Frm Reserves	93,908.11
	Reserve Funds	\$ 910,631.23
1310	Assessments Receivable	\$ (115,862.32)
1316	Pool Key Receivable	150.00
1340	Late Fees Receivable	2,008.00
1360	Misc. Owner Receivables	356.55
1380	Owner Admin. Fees Receiv.	70.00
1390	Owner Interest Receiv.	18,161.29
1400	Violation Fine Recv.	11,919.80
1460	Kayak Storage Receivable	825.00
1465	2022 Roofing - Due from Owners	1,046.62
	Receivables'	\$ (81,325.06)
1505	Bad Debt Allowance	\$ (48,479.91)
1520	Legal Fees Recovery Rec	78,506.00
1550	To Be Allocated	17,699.80
1610	Prepaid Insurance	1,694.57
	Other Assets	\$ 49,420.46
	TOTAL ASSETS	\$ 1,156,255.34

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Balance Sheet
As of 01/31/24

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$	5,848.22	
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		99,307.04	
3315	Deferred Maintenance		(80,466.67)	
	Subtotal Current Liab.			\$ 43,440.92

RESERVES:

5095	Boat Yard Saving Fund	\$	71,774.72	
5200	Capital Asset Saving Funds		743,079.13	
5202	Anticipated Reserves		85,311.00	
5300	Reserve Interest		7,034.23	
5492	Reserve Interest		3,432.15	
	Subtotal Reserves			\$ 910,631.23

EQUITY:

5510	Fund Balance	\$	199,079.23	
	Current Year Net Income/(Loss)		3,103.96	
	Subtotal Equity			\$ 202,183.19
	TOTAL LIABILITIES & EQUITY			\$ 1,156,255.34

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Riverwalk Homeowners' Association, Inc.
 Income/Expense Statement
 Period: 01/01/24 to 01/31/24

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06000	OWNER ASSESSMENTS	89,533.33	89,533.33	.00	89,533.33	89,533.33	.00	1,074,400.00
06010	Bank Interest Income	.00	25.00	(25.00)	.00	25.00	(25.00)	300.00
06030	Interest Income	.00	2,500.00	(2,500.00)	.00	2,500.00	(2,500.00)	30,000.00
06040	Late Fee Income	.00	333.33	(333.33)	.00	333.33	(333.33)	4,000.00
06050	Estoppel Fees	.00	125.00	(125.00)	.00	125.00	(125.00)	1,500.00
06065	Application Fees	250.00	500.00	(250.00)	250.00	500.00	(250.00)	6,000.00
06095	Transponder Fee	(159.58)	14.58	(174.16)	(159.58)	14.58	(174.16)	175.00
06117	Background Checks	25.00	50.00	(25.00)	25.00	50.00	(25.00)	600.00
06118	Kayak Storage Fees	.00	425.00	(425.00)	.00	425.00	(425.00)	5,100.00
06120	Miscellaneous Income	389.89	333.33	56.56	389.89	333.33	56.56	4,000.00
06130	Pool Key Income	.00	100.00	(100.00)	.00	100.00	(100.00)	1,200.00
06310	Violation Fines	.00	500.00	(500.00)	.00	500.00	(500.00)	6,000.00
06340	NSF Fee Income	35.00	14.58	20.42	35.00	14.58	20.42	175.00
06360	Misc. Owner Charges	.00	4.17	(4.17)	.00	4.17	(4.17)	50.00
	Total Income	90,073.64	94,458.32	(4,384.68)	90,073.64	94,458.32	(4,384.68)	1,133,500.00
EXPENSES								
General & Administrative								
07010	Property Management Payroll	11,691.92	17,500.00	5,808.08	11,691.92	17,500.00	5,808.08	210,000.00
07011	Payroll Taxes	2,712.94	3,325.00	612.06	2,712.94	3,325.00	612.06	39,900.00
07012	Payroll Processing Fees	523.70	341.67	(182.03)	523.70	341.67	(182.03)	4,100.00
07090	Audit Fees	2,500.00	500.00	(2,000.00)	2,500.00	500.00	(2,000.00)	6,000.00
07100	Accounting Services	600.00	416.67	(183.33)	600.00	416.67	(183.33)	5,000.00
07110	Legal Fees	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
07120	Permits, Fees, Taxes	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07130	Postage & Mail Handling	.00	108.33	108.33	.00	108.33	108.33	1,300.00
07140	Printing	.00	191.67	191.67	.00	191.67	191.67	2,300.00
07160	Insurance Expense	1,857.58	4,291.67	2,434.09	1,857.58	4,291.67	2,434.09	51,500.00
07170	Office Expense	1,216.54	833.33	(383.21)	1,216.54	833.33	(383.21)	10,000.00
07190	Bank Service Charges	6.00	8.33	2.33	6.00	8.33	2.33	100.00
	General & Administrative	21,108.68	30,100.00	8,991.32	21,108.68	30,100.00	8,991.32	361,200.00
Operations								
08010	General Repair & Maintenance	150.91	916.67	765.76	150.91	916.67	765.76	11,000.00
08030	Electrical	.00	41.67	41.67	.00	41.67	41.67	500.00
08040	Maintenance & Janitorial Suppl	49.13	83.33	34.20	49.13	83.33	34.20	1,000.00
08050	Plumbing	.00	83.33	83.33	.00	83.33	83.33	1,000.00
08060	Fuel Expense	86.50	83.33	(3.17)	86.50	83.33	(3.17)	1,000.00

Riverwalk Homeowners' Association, Inc.

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08065	Golf Cart & Truck Expense	.00	500.00	500.00	.00	500.00	500.00	6,000.00
08090	Concrete Repair	.00	666.67	666.67	.00	666.67	666.67	8,000.00
08100	Lake Maintenance	315.90	158.33	(157.57)	315.90	158.33	(157.57)	1,900.00
08110	Landscape/Irrigation Contract	5,833.00	7,083.33	1,250.33	5,833.00	7,083.33	1,250.33	85,000.00
08120	Irrigation Maintenance& Repai	.00	1,166.67	1,166.67	.00	1,166.67	1,166.67	14,000.00
08130	Landscape Revitalization	1,753.00	1,250.00	(503.00)	1,753.00	1,250.00	(503.00)	15,000.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	733.33	733.33	8,800.00
08160	Tree Trimming	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
08170	Mangrove Trimming	808.50	250.00	(558.50)	808.50	250.00	(558.50)	3,000.00
08200	Pool Repairs, Parts & Supplie	10,563.37	2,083.33	(8,480.04)	10,563.37	2,083.33	(8,480.04)	25,000.00
08220	Sports Ct (was Tennis Ct Rev)	.00	66.67	66.67	.00	66.67	66.67	800.00
08230	Re-Striping of Parking Spaces	.00	416.67	416.67	.00	416.67	416.67	5,000.00
08235	Social Events	500.00	150.00	(350.00)	500.00	150.00	(350.00)	1,800.00
08240	Tech Support & Repairs	910.00	416.67	(493.33)	910.00	416.67	(493.33)	5,000.00
08260	Bad Debt Expense	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
08270	Jupiter PD/Additional Securft	196.20	125.00	(71.20)	196.20	125.00	(71.20)	1,500.00
	Grounds / Operations	21,166.51	20,025.00	(1,141.51)	21,166.51	20,025.00	(1,141.51)	240,300.00
	Maintenance							
09010	Electricity	3,836.53	3,583.33	(253.20)	3,836.53	3,583.33	(253.20)	43,000.00
09020	Water & Sewer	207.08	433.33	226.25	207.08	433.33	226.25	5,200.00
09030	Telephone & Internet Service	192.60	208.33	15.73	192.60	208.33	15.73	2,500.00
09040	Trash Removal	524.95	158.33	(366.62)	524.95	158.33	(366.62)	1,900.00
09042	Internet & Camera	.00	83.33	83.33	.00	83.33	83.33	1,000.00
	Utilities	4,761.16	4,466.65	(294.51)	4,761.16	4,466.65	(294.51)	53,600.00
	Reserve Contributions							
09510	Transfer To Reserves	39,933.33	39,933.33	.00	39,933.33	39,933.33	.00	479,200.00
	Reserve Contributions	39,933.33	39,933.33	.00	39,933.33	39,933.33	.00	479,200.00
	Year End Suspense	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	86,969.68	94,524.98	7,555.30	86,969.68	94,524.98	7,555.30	1,134,300.00
	Current Year Net Income/(loss)	3,103.96	(66.66)	3,170.62	3,103.96	(66.66)	3,170.62	(800.00)