

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$87,238.39	\$0.00	\$87,238.39
Petty Cash	\$1,221.39	\$0.00	\$1,221.39
Due to/Due from Operating	(\$18,088.92)	\$0.00	(\$18,088.92)
Merrill Lynch Reserve Account	\$0.00	\$173,027.24	\$173,027.24
Due to/Due from Reserves	\$0.00	\$18,088.92	\$18,088.92
Total: ASSETS	\$70,370.86	\$191,116.16	\$261,487.02
RECEIVABLES			
Accounts Receivable	\$97,066.63	\$0.00	\$97,066.63
Bad Debt Allowance	(\$48,479.91)	\$0.00	(\$48,479.91)
A/R other-Exchange	\$1,713.78	\$0.00	\$1,713.78
Legal Fees Receivable	\$78,506.00	\$0.00	\$78,506.00
Total: RECEIVABLES	\$128,806.50	\$0.00	\$128,806.50
OTHER ASSETS			
Prepaid Insurance	\$25,047.18	\$0.00	\$25,047.18
Prepaid Expense	\$3,750.00	\$0.00	\$3,750.00
Refunded Maintenance Dues	\$3,630.00	\$0.00	\$3,630.00
Total: OTHER ASSETS	\$32,427.18	\$0.00	\$32,427.18
Total: Assets	\$231,604.54	\$191,116.16	\$422,720.70
Liabilities & Equity			
LIABILITIES			
A/P other	(\$4,720.72)	\$0.00	(\$4,720.72)
Insurance Payable	\$3,389.00	\$0.00	\$3,389.00
Storage Key Deposits	\$2,600.00	\$0.00	\$2,600.00
Boat Ramp Key Deposits	\$12,565.00	\$0.00	\$12,565.00
Prepaid Owner Assessments	\$59,450.49	\$0.00	\$59,450.49
Total: LIABILITIES	\$73,283.77	\$0.00	\$73,283.77
RESERVES			
Boat Yard Savings Fund (Reserves)	\$0.00	\$51,405.71	\$51,405.71
Capital Asset Savings Fund (Reserves)	\$0.00	\$91,657.84	\$91,657.84
Reserve Interest	\$0.00	\$48,052.61	\$48,052.61
Total: RESERVES	\$0.00	\$191,116.16	\$191,116.16
FUND BALANCE			
Operating Fund Balance	\$91,440.96	\$0.00	\$91,440.96
Total: FUND BALANCE	\$91,440.96	\$0.00	\$91,440.96
Net Income Gain/Loss	\$66,879.81	\$0.00	\$66,879.81
Total: Liabilities & Equity	\$231,604.54	\$191,116.16	\$422,720.70

Riverwalk Homeowners Association
RESERVE SCHEDULE
September 30, 2024

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		Audited BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	Owner Charges	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
						0		
5200	Contract Liabilities	896,458	359,400	(1,165,940)	1,740	91,658	\$479,200.00	\$39,933.33
	Capital Asset							
5095	Boat Yard	46,715	6,400	(1,709)		51,406		\$0.00
5300/5492	INTEREST	25,586	22,466			48,052		\$0.00
	TOTAL RESERVES	968,759	388,266	(1,167,649)	1,740	191,116	\$479,200.00	\$39,933.33

Reserve Expenses			Reserve Expenses			Continued		Reserve Expenses			Continued	
Capital Asset			Capital Asset					Capital Asset				
1/24/2024	Advance Recreational	1,838.60		6/6/2024	Brilliant Roofing	13,977.54		8/2/2024	Advanced Metal	55,910.16		
				6/6/2024	Brilliant Roofing	13,977.54		8/12/2024	East Coast Mulch	8,100.00		
				6/6/2024	Brilliant Roofing	13,977.54		8/23/2024	RCI Painting	4,432.00		
				6/6/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,492.87		
3/25/2024	Brilliant Roofing	99,839.60		6/6/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,204.87		
4/11/2024	Brilliant Roofing	14,796.23		6/6/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,389.87		
4/16/2024	Brilliant Roofing	13,977.54		6/21/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,186.87		
4/16/2024	Brilliant Roofing	14,796.23		6/21/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,273.87		
4/16/2024	Brilliant Roofing	13,977.54		6/21/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	8,949.87		
4/18/2024	Brilliant Roofing	14,796.23		6/21/2024	Brilliant Roofing	9,507.87		8/23/2024	Brilliant Roofing	8,962.87		
4/25/2024	Brilliant Roofing	13,977.54		6/21/2024	Brilliant Roofing	8,552.18		8/23/2024	Brilliant Roofing	8,805.69		
4/25/2024	Brilliant Roofing	13,977.54		6/21/2024	Brilliant Roofing	8,090.18		8/23/2024	Brilliant Roofing	8,805.87		
4/25/2024	Brilliant Roofing	13,977.54		6/21/2024	Brilliant Roofing	9,363.87		8/23/2024	Brilliant Roofing	8,805.87		
5/13/2024	Brilliant Roofing	13,977.54		6/21/2024	Brilliant Roofing	9,637.69		8/23/2024	Brilliant Roofing	8,805.87		
5/13/2024	Brilliant Roofing	13,977.54		6/21/2024	Brilliant Roofing	8,844.87		8/23/2024	Brilliant Roofing	8,805.87		
5/13/2024	Brilliant Roofing	13,977.54		7/2/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,485.87		
5/13/2024	Brilliant Roofing	13,977.54		7/2/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	8,949.87		
5/13/2024	Brilliant Roofing	13,977.54		7/2/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,119.87		
5/13/2024	Brilliant Roofing	13,977.54		7/2/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,178.87		
5/13/2024	Brilliant Roofing	13,977.54		7/2/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	9,034.87		
5/13/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54		8/23/2024	Brilliant Roofing	8,890.87		
5/13/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54		9/6/2024	Brothers Gutters	47,330.00		
5/13/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54		9/10/2024	Play Space	35,410.90		
5/13/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54		9/24/2024	Advanced Metal	1,340.00		
5/13/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54		9/10/2024	Advance Recreation	1,838.60		
5/16/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54						
5/16/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54						
5/29/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing	13,977.54						
5/31/2024	Brothers Gutters	47,330.00		7/18/2024	Brilliant Roofing	13,977.54						
Continuation		375,480.08										
Continuation		317,512.14										
		1,165,939.91					375,480.08					317,512.14

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
06000-000 Owners Assessments	\$89,270.00	\$89,533.33	(\$263.33)	\$804,483.32	\$805,799.97	(\$1,316.65)	\$1,074,400.00
06010-000 Interest Income-Operating	-	25.00	(25.00)	-	225.00	(225.00)	300.00
06030-000 Interest Income	(64.17)	2,500.00	(2,564.17)	836.47	22,500.00	(21,663.53)	30,000.00
06040-000 Late Fee Income	(934.00)	333.33	(1,267.33)	146.00	2,999.97	(2,853.97)	4,000.00
06050-000 Estoppel Fee Income	-	125.00	(125.00)	2,000.00	1,125.00	875.00	1,500.00
06065-000 Application Fees Income	875.00	500.00	375.00	10,800.00	4,500.00	6,300.00	6,000.00
06095-000 Transponder Incomece	-	14.58	(14.58)	(124.58)	131.22	(255.80)	175.00
06117-000 Background Checks	(25.00)	50.00	(75.00)	1,050.00	450.00	600.00	600.00
06118-000 Kayak Storage Fees	(100.00)	425.00	(525.00)	3,450.00	3,825.00	(375.00)	5,100.00
06120-000 Miscellaneous Income	-	333.33	(333.33)	806.89	2,999.97	(2,193.08)	4,000.00
06130-000 Pool Key Income	75.00	100.00	(25.00)	675.00	900.00	(225.00)	1,200.00
06310-000 Violation Fees	-	500.00	(500.00)	700.00	4,500.00	(3,800.00)	6,000.00
06340-000 NSF Fees Income	-	14.58	(14.58)	245.00	131.22	113.78	175.00
06360-000 Misc. Owner Charges	(85.00)	4.17	(89.17)	5,618.00	37.53	5,580.47	50.00
Total INCOME	\$89,011.83	\$94,458.32	(\$5,446.49)	\$830,686.10	\$850,124.88	(\$19,438.78)	\$1,133,500.00
Total OPERATING INCOME	\$89,011.83	\$94,458.32	(\$5,446.49)	\$830,686.10	\$850,124.88	(\$19,438.78)	\$1,133,500.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	9,388.54	17,500.00	8,111.46	121,636.41	157,500.00	35,863.59	210,000.00
07011-000 Payroll Taxes	2,427.02	3,325.00	897.98	28,959.45	29,925.00	965.55	39,900.00
07012-000 Payroll Processing Fees	582.62	341.67	(240.95)	5,542.14	3,075.03	(2,467.11)	4,100.00
07090-000 Audit Fees	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
07100-000 Accounting Services/Administrative Fees	1,000.00	416.67	(583.33)	4,600.00	3,750.03	(849.97)	5,000.00
07105-000 Management Fees	2,750.00	-	(2,750.00)	6,500.00	-	(6,500.00)	-
07110-000 Legal Fees	1,961.12	2,500.00	538.88	7,947.94	22,500.00	14,552.06	30,000.00
07120-000 Permits, Fees, Taxes	-	83.33	83.33	61.25	749.97	688.72	1,000.00
07130-000 Postage & Mail Handling	684.17	108.33	(575.84)	729.65	974.97	245.32	1,300.00
07140-000 Printing	-	191.67	191.67	779.85	1,725.03	945.18	2,300.00
07160-000 Insurance Expense	2,452.84	4,291.67	1,838.83	29,474.37	38,625.03	9,150.66	51,500.00
07170-000 Office Expense	1,823.60	833.33	(990.27)	16,009.90	7,499.97	(8,509.93)	10,000.00
07190-000 Bank Service Charges	-	8.33	8.33	66.00	74.97	8.97	100.00
Total GENERAL & ADMINISTRATIVE OPERATIONS	\$23,069.91	\$30,100.00	\$7,030.09	\$222,306.96	\$270,900.00	\$48,593.04	\$361,200.00
OPERATIONS							
08010-000 General Repairs & Maintenance	3,822.07	916.67	(2,905.40)	32,362.99	8,250.03	(24,112.96)	11,000.00
08030-000 Electrical Repairs	-	41.67	41.67	1,430.00	375.03	(1,054.97)	500.00
08040-000 Maintenance & Janitorial Supplies	921.85	83.33	(838.52)	3,115.30	749.97	(2,365.33)	1,000.00
08050-000 Plumbing Repairs	-	83.33	83.33	541.99	749.97	207.98	1,000.00
08060-000 Fuel Expense	-	83.33	83.33	488.62	749.97	261.35	1,000.00
08065-000 Golf Cart & Truck Expense	-	500.00	500.00	2,954.69	4,500.00	1,545.31	6,000.00
08090-000 Concrete Repairs	-	666.67	666.67	2,142.87	6,000.03	3,857.16	8,000.00
Total OPERATIONS	\$4,743.92	\$2,375.00	(\$2,368.92)	\$43,036.46	\$21,375.00	(\$21,661.46)	\$28,500.00