

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$102,323.29	\$0.00	\$102,323.29
Due to/Due from Operating	(\$956.91)	\$0.00	(\$956.91)
Merrill Lynch Reserve Account	\$0.00	\$234,451.09	\$234,451.09
Due to/Due from Reserves	\$0.00	\$956.91	\$956.91
Total: ASSETS	\$101,366.38	\$235,408.00	\$336,774.38
RECEIVABLES			
Accounts Receivable	\$82,158.78	\$0.00	\$82,158.78
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	\$113,898.65	\$0.00	\$113,898.65
OTHER ASSETS			
Prepaid Insurance	\$16,794.66	\$0.00	\$16,794.66
Refunded Maintenance Dues	\$3,630.00	\$0.00	\$3,630.00
Total: OTHER ASSETS	\$20,424.66	\$0.00	\$20,424.66
Total: Assets	\$235,689.69	\$235,408.00	\$471,097.69
Liabilities & Equity			
LIABILITIES			
A/P other	(\$4,720.72)	\$0.00	(\$4,720.72)
Insurance Payable	\$2,711.00	\$0.00	\$2,711.00
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	\$61,151.74	\$0.00	\$61,151.74
Total: LIABILITIES	\$74,307.02	\$0.00	\$74,307.02
RESERVES			
Boat Yard Savings Fund (Reserves)	\$0.00	\$41,565.71	\$41,565.71
Capital Asset Savings Fund (Reserves)	\$0.00	\$143,810.65	\$143,810.65
Reserve Interest	\$0.00	\$50,031.64	\$50,031.64
Total: RESERVES	\$0.00	\$235,408.00	\$235,408.00
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	\$69,941.71	\$0.00	\$69,941.71
Total: Liabilities & Equity	\$235,689.69	\$235,408.00	\$471,097.69

Riverwalk Homeowners Association
RESERVE SCHEDULE
December 31, 2024

		Audited BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	Owner Charges	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
						0		
5200	Contract Liabilities	896,458	479,200	(1,233,587)	1,740	143,811	\$479,200.00	\$39,933.33
Capital Asset								
5095	Boat Yard	46,715	6,560	(11,709)		41,566		\$0.00
5300/5492	INTEREST	25,586	24,445			50,032		\$0.00
TOTAL RESERVES		968,759	510,205	(1,245,296)	1,740	235,408	\$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 Recreatio		1,838.60		
5/16/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing		13,977.54		11/15/2024	Mann Excavation		12,300.00		
5/16/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing		13,977.54		11/12/2024	Advanced Metal		7,987.18		
5/29/2024	Brilliant Roofing	13,977.54		7/18/2024	Brilliant Roofing		13,977.54		11/15/2024	Mann Excavation		18,860.00		
5/31/2024	Brothers Gutters	47,330.00		7/18/2024	Brilliant Roofing		13,977.54		12/13/2024	Mann Excavation		26,700.00		
									12/13/2024	Mann Excavation		1,800.00		
Continuation		375,480.08												
Continuation		385,159.32												
		1,233,587.09					375,480.08						385,159.32	

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
06000-000 Owners Assessments	\$89,270.00	\$89,533.37	(\$263.37)	\$1,072,293.32	\$1,074,400.00	(\$2,106.68)	\$1,074,400.00
06010-000 Interest Income-Operating	-	25.00	(25.00)	-	300.00	(300.00)	300.00
06030-000 Interest Income	(15.80)	2,500.00	(2,515.80)	3,348.04	30,000.00	(26,651.96)	30,000.00
06035-000 Delinquent Interest	572.90	-	572.90	2,074.06	-	2,074.06	-
06040-000 Late Fee Income	(40.00)	333.37	(373.37)	1,816.00	4,000.00	(2,184.00)	4,000.00
06050-000 Estoppel Fee Income	600.00	125.00	475.00	3,550.00	1,500.00	2,050.00	1,500.00
06065-000 Application Fees Income	975.00	500.00	475.00	13,500.00	6,000.00	7,500.00	6,000.00
06095-000 Transponder Incomce	-	14.62	(14.62)	(124.58)	175.00	(299.58)	175.00
06100-000 Kayak Canoe Storage Income	-	-	-	310.00	-	310.00	-
06117-000 Background Checks	(25.00)	50.00	(75.00)	1,500.00	600.00	900.00	600.00
06118-000 Kayak Storage Fees	-	425.00	(425.00)	3,450.00	5,100.00	(1,650.00)	5,100.00
06120-000 Miscellaneous Income	252.41	333.37	(80.96)	1,478.30	4,000.00	(2,521.70)	4,000.00
06130-000 Pool Key Income	225.00	100.00	125.00	975.00	1,200.00	(225.00)	1,200.00
06310-000 Violation Fees	-	500.00	(500.00)	(22.00)	6,000.00	(6,022.00)	6,000.00
06340-000 NSF Fees Income	-	14.62	(14.62)	245.00	175.00	70.00	175.00
06360-000 Misc. Owner Charges	-	4.13	(4.13)	5,893.10	50.00	5,843.10	50.00
Total INCOME	\$91,814.51	\$94,458.48	(\$2,643.97)	\$1,110,286.24	\$1,133,500.00	(\$23,213.76)	\$1,133,500.00
Total OPERATING INCOME	\$91,814.51	\$94,458.48	(\$2,643.97)	\$1,110,286.24	\$1,133,500.00	(\$23,213.76)	\$1,133,500.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	9,964.51	17,500.00	7,535.49	149,143.00	210,000.00	60,857.00	210,000.00
07011-000 Payroll Taxes	2,254.27	3,325.00	1,070.73	35,858.67	39,900.00	4,041.33	39,900.00
07012-000 Payroll Processing Fees	574.30	341.63	(232.67)	7,564.67	4,100.00	(3,464.67)	4,100.00
07090-000 Audit Fees	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
07100-000 Accounting Services/Administrative Fees	1,000.00	416.63	(583.37)	8,537.50	5,000.00	(3,537.50)	5,000.00
07105-000 Management Fees	2,750.00	-	(2,750.00)	14,750.00	-	(14,750.00)	-
07110-000 Legal Fees	1,640.79	2,500.00	859.21	11,906.13	30,000.00	18,093.87	30,000.00
07120-000 Permits, Fees, Taxes	23.98	83.37	59.39	85.23	1,000.00	914.77	1,000.00
07130-000 Postage & Mail Handling	-	108.37	108.37	729.65	1,300.00	570.35	1,300.00
07140-000 Printing	-	191.63	191.63	779.85	2,300.00	1,520.15	2,300.00
07160-000 Insurance Expense	3,563.34	4,291.63	728.29	40,318.84	51,500.00	11,181.16	51,500.00
07170-000 Office Expense	602.96	833.37	230.41	18,737.14	10,000.00	(8,737.14)	10,000.00
07190-000 Bank Service Charges	-	8.37	8.37	72.00	100.00	28.00	100.00
Total GENERAL & ADMINISTRATIVE	\$22,374.15	\$30,100.00	\$7,725.85	\$288,482.68	\$361,200.00	\$72,717.32	\$361,200.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATIONS							
08010-000 General Repairs & Maintenance	\$13,838.03	\$916.63	(\$12,921.40)	\$53,707.78	\$11,000.00	(\$42,707.78)	\$11,000.00
08030-000 Electrical Repairs	-	41.63	41.63	1,430.00	500.00	(930.00)	500.00
08040-000 Maintenance & Janitorial Supplies	-	83.37	83.37	3,338.93	1,000.00	(2,338.93)	1,000.00
08050-000 Plumbing Repairs	391.00	83.37	(307.63)	932.99	1,000.00	67.01	1,000.00
08060-000 Fuel Expense	50.00	83.37	33.37	538.62	1,000.00	461.38	1,000.00
08065-000 Golf Cart & Truck Expense	-	500.00	500.00	2,954.69	6,000.00	3,045.31	6,000.00
08090-000 Concrete Repairs	-	666.63	666.63	2,142.87	8,000.00	5,857.13	8,000.00
Total OPERATIONS	\$14,279.03	\$2,375.00	(\$11,904.03)	\$65,045.88	\$28,500.00	(\$36,545.88)	\$28,500.00
GROUNDS							
08100-000 Lake Maintenance	540.90	158.37	(382.53)	3,690.84	1,900.00	(1,790.84)	1,900.00
08110-000 Landscape & Irrigation Contract	8,500.00	7,083.37	(1,416.63)	78,919.30	85,000.00	6,080.70	85,000.00
08120-000 Irrigation Maintenance & Repairs	-	1,166.63	1,166.63	400.00	14,000.00	13,600.00	14,000.00
08130-000 Landscape Revitalization	-	1,250.00	1,250.00	5,843.11	15,000.00	9,156.89	15,000.00
08150-000 Gutter Cleaning	-	733.37	733.37	-	8,800.00	8,800.00	8,800.00
08160-000 Tree Trimming	-	2,500.00	2,500.00	23,400.00	30,000.00	6,600.00	30,000.00
08170-000 Mangrove Trimming	808.50	250.00	(558.50)	4,042.50	3,000.00	(1,042.50)	3,000.00
Total GROUNDS	\$9,849.40	\$13,141.74	\$3,292.34	\$116,295.75	\$157,700.00	\$41,404.25	\$157,700.00
REPAIRS/MAINTENANCE							
08200-000 Pool Maintenance/Repairs/Parts/Supplies	434.00	2,083.37	1,649.37	27,531.60	25,000.00	(2,531.60)	25,000.00
08220-000 Sports Courts (Previously Tennis Courts)	-	66.63	66.63	-	800.00	800.00	800.00
08230-000 Re-striping Parking Spaces	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
08235-000 Social Events	591.33	150.00	(441.33)	1,335.44	1,800.00	464.56	1,800.00
08240-000 Tech Support & Repairs	455.00	416.63	(38.37)	8,731.55	5,000.00	(3,731.55)	5,000.00
08260-000 Bad Debt Expense	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
08270-000 Jupiter PD and Additional Security	-	125.00	125.00	1,177.20	1,500.00	322.80	1,500.00
Total REPAIRS/MAINTENANCE	\$1,480.33	\$4,508.26	\$3,027.93	\$38,775.79	\$54,100.00	\$15,324.21	\$54,100.00
UTILITIES							
09010-000 Electricity	3,636.63	3,583.37	(53.26)	43,123.84	43,000.00	(123.84)	43,000.00
09020-000 Water & Sewer	362.31	433.37	71.06	5,951.69	5,200.00	(751.69)	5,200.00
09030-000 Telephone & Internet Service	465.37	208.37	(257.00)	1,106.28	2,500.00	1,393.72	2,500.00
09040-000 Trash Removal	159.16	158.37	(0.79)	2,242.03	1,900.00	(342.03)	1,900.00
09042-000 Internet & Camera	-	83.37	83.37	120.63	1,000.00	879.37	1,000.00
Total UTILITIES	\$4,623.47	\$4,466.85	(\$156.62)	\$52,544.47	\$53,600.00	\$1,055.53	\$53,600.00
RESERVES							
09510-000 Reserve transfer	39,933.33	39,933.37	0.04	479,199.96	479,200.00	0.04	479,200.00
Total RESERVES	\$39,933.33	\$39,933.37	\$0.04	\$479,199.96	\$479,200.00	\$0.04	\$479,200.00
Total OPERATING EXPENSE	\$92,539.71	\$94,525.22	\$1,985.51	\$1,040,344.53	\$1,134,300.00	\$93,955.47	\$1,134,300.00
Net Income:	(\$725.20)	(\$66.74)	(\$658.46)	\$69,941.71	(\$800.00)	\$70,741.71	(\$800.00)