

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$126,623.32	\$0.00	\$126,623.32
Petty Cash	\$1,221.39	\$0.00	\$1,221.39
Due to/Due from Operating	(\$19,979.59)	\$0.00	(\$19,979.59)
Merrill Lynch Reserve Account	\$0.00	\$215,238.25	\$215,238.25
Due to/Due from Reserves	\$0.00	\$19,979.59	\$19,979.59
Total: ASSETS	\$107,865.12	\$235,217.84	\$343,082.96
RECEIVABLES			
A/R Boat Storage	\$2,240.00	\$0.00	\$2,240.00
Assessments Receivable	\$77,701.75	\$0.00	\$77,701.75
Pool Key Receivable	\$90.00	\$0.00	\$90.00
Late Fee Receivable	\$1,798.00	\$0.00	\$1,798.00
Miscellaneous Owner Receivables	\$2,254.50	\$0.00	\$2,254.50
Owner Administrative Fees Receivable	\$210.00	\$0.00	\$210.00
Owner Interest Receivables	\$17,537.09	\$0.00	\$17,537.09
Violation Fine Receivable	\$11,175.21	\$0.00	\$11,175.21
Kayak Storage Receivables	\$1,621.31	\$0.00	\$1,621.31
Roofing Receivables 2022	\$586.80	\$0.00	\$586.80
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	\$146,954.53	\$0.00	\$146,954.53
OTHER ASSETS			
Prepaid Insurance	\$24,174.02	\$0.00	\$24,174.02
Prepaid Expense	\$150.00	\$0.00	\$150.00
Refunded Maintenance Dues	\$3,630.00	\$0.00	\$3,630.00
Total: OTHER ASSETS	\$27,954.02	\$0.00	\$27,954.02
Total: Assets	\$282,773.67	\$235,217.84	\$517,991.51

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
Accounts Payable	\$2,980.94	\$0.00	\$2,980.94
A/P other	(\$4,720.72)	\$0.00	(\$4,720.72)
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	\$30,945.90	\$0.00	\$30,945.90
Total: LIABILITIES	\$44,371.12	\$0.00	\$44,371.12
RESERVES			
Deferred Assessments	\$89,270.00	\$0.00	\$89,270.00
Boat Yard Savings Fund (Reserves)	\$0.00	\$51,790.71	\$51,790.71
Capital Asset Savings Fund (Reserves)	\$0.00	\$135,904.01	\$135,904.01
Reserve Interest	\$0.00	\$47,523.12	\$47,523.12
Total: RESERVES	\$89,270.00	\$235,217.84	\$324,487.84
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	\$57,691.59	\$0.00	\$57,691.59
Total: Liabilities & Equity	\$282,773.67	\$235,217.84	\$517,991.51

Riverwalk Homeowners Association
RESERVE SCHEDULE
 August 31, 2024

	Audited BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
				0		
5200 Contract Liabilities	896,458	319,467	(1,080,020)	135,904	\$479,200.00	\$39,933.33
Capital Asset						
5095 Boat Yard	46,715	6,400	(1,324)	51,791		\$0.00
5300/5492 INTEREST	25,586	21,937		47,523		\$0.00
TOTAL RESERVES	968,759	347,804	(1,081,345)	235,218	\$479,200.00	\$39,933.33

Reserve Expenses Capital Asset		Reserve Expenses Continued Capital Asset		Reserve Expenses Continued Capital Asset	
1/24/2024	Advance Recreational	1,838.60			
3/25/2024	Brilliant Roofing	99,839.60	6/6/2024	Brilliant Roofing	13,977.54
4/11/2024	Brilliant Roofing	14,796.23	6/6/2024	Brilliant Roofing	13,977.54
4/16/2024	Brilliant Roofing	13,977.54	6/6/2024	Brilliant Roofing	13,977.54
4/16/2024	Brilliant Roofing	14,796.23	6/6/2024	Brilliant Roofing	13,977.54
4/16/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	13,977.54
4/18/2024	Brilliant Roofing	14,796.23	6/21/2024	Brilliant Roofing	13,977.54
4/25/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	13,977.54
4/25/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,552.18
5/13/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,090.18
5/13/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	9,363.87
5/13/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	9,637.69
5/13/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,844.87
5/13/2024	Brilliant Roofing	13,977.54	7/2/2024	Brilliant Roofing	13,977.54
5/13/2024	Brilliant Roofing	13,977.54	7/2/2024	Brilliant Roofing	13,977.54
5/13/2024	Brilliant Roofing	13,977.54	7/2/2024	Brilliant Roofing	13,977.54
5/13/2024	Brilliant Roofing	13,977.54	7/2/2024	Brilliant Roofing	13,977.54
5/13/2024	Brilliant Roofing	13,977.54	7/2/2024	Brilliant Roofing	13,977.54
5/13/2024	Brilliant Roofing	13,977.54	7/18/2024	Brilliant Roofing	13,977.54
5/13/2024	Brilliant Roofing	13,977.54	7/18/2024	Brilliant Roofing	13,977.54
5/13/2024	Brilliant Roofing	13,977.54	7/18/2024	Brilliant Roofing	13,977.54
5/13/2024	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
5/16/2024	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		231,592.64			
		1,080,020.41			
				375,480.08	
					231,592.64

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)	\$715,213.32	\$716,266.64	(\$1,053.32)	\$1,074,400.00
06010-000 Interest Income-Operating	-	25.00	(25.00)	-	200.00	(200.00)	300.00
06030-000 Interest Income	-	2,500.00	(2,500.00)	900.64	20,000.00	(19,099.36)	30,000.00
06040-000 Late Fee Income	-	333.33	(333.33)	1,080.00	2,666.64	(1,586.64)	4,000.00
06050-000 Estoppel Fee Income	-	125.00	(125.00)	2,000.00	1,000.00	1,000.00	1,500.00
06065-000 Application Fees Income	275.00	500.00	(225.00)	9,925.00	4,000.00	5,925.00	6,000.00
06095-000 Transponder Income	-	14.58	(14.58)	(124.58)	116.64	(241.22)	175.00
06117-000 Background Checks	-	50.00	(50.00)	1,075.00	400.00	675.00	600.00
06118-000 Kayak Storage Fees	-	425.00	(425.00)	3,550.00	3,400.00	150.00	5,100.00
06120-000 Miscellaneous Income	-	333.33	(333.33)	806.89	2,666.64	(1,859.75)	4,000.00
06130-000 Pool Key Income	75.00	100.00	(25.00)	600.00	800.00	(200.00)	1,200.00
06310-000 Violation Fees	-	500.00	(500.00)	700.00	4,000.00	(3,300.00)	6,000.00
06340-000 NSF Fees Income	35.00	14.58	20.42	245.00	116.64	128.36	175.00
06360-000 Misc. Owner Charges	-	4.17	(4.17)	5,703.00	33.36	5,669.64	50.00
Total INCOME	\$89,655.00	\$94,458.32	(\$4,803.32)	\$741,674.27	\$755,666.56	(\$13,992.29)	\$1,133,500.00
Total OPERATING INCOME	\$89,655.00	\$94,458.32	(\$4,803.32)	\$741,674.27	\$755,666.56	(\$13,992.29)	\$1,133,500.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	19,166.32	17,500.00	(1,666.32)	112,247.87	140,000.00	27,752.13	210,000.00
07011-000 Payroll Taxes	4,797.17	3,325.00	(1,472.17)	26,532.43	26,600.00	67.57	39,900.00
07012-000 Payroll Processing Fees	610.43	341.67	(268.76)	4,959.52	2,733.36	(2,226.16)	4,100.00
07090-000 Audit Fees	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
07100-000 Accounting Services/Administrative Fees	-	416.67	416.67	3,600.00	3,333.36	(266.64)	5,000.00
07105-000 Management Fees	3,750.00	-	(3,750.00)	3,750.00	-	(3,750.00)	-
07110-000 Legal Fees	3,754.26	2,500.00	(1,254.26)	5,986.82	20,000.00	14,013.18	30,000.00
07120-000 Permits, Fees, Taxes	61.25	83.33	22.08	61.25	666.64	605.39	1,000.00
07130-000 Postage & Mail Handling	-	108.33	108.33	45.48	866.64	821.16	1,300.00
07140-000 Printing	125.08	191.67	66.59	779.85	1,533.36	753.51	2,300.00
07160-000 Insurance Expense	3,542.75	4,291.67	748.92	27,021.53	34,333.36	7,311.83	51,500.00
07170-000 Office Expense	2,841.24	833.33	(2,007.91)	14,186.30	6,666.64	(7,519.66)	10,000.00
07190-000 Bank Service Charges	12.00	8.33	(3.67)	66.00	66.64	0.64	100.00
Total GENERAL & ADMINISTRATIVE OPERATIONS	\$38,660.50	\$30,100.00	(\$8,560.50)	\$199,237.05	\$240,800.00	\$41,562.95	\$361,200.00
08010-000 General Repairs & Maintenance	6,952.34	916.67	(6,035.67)	28,540.92	7,333.36	(21,207.56)	11,000.00
08030-000 Electrical Repairs	-	41.67	41.67	1,430.00	333.36	(1,096.64)	500.00
08040-000 Maintenance & Janitorial Supplies	119.69	83.33	(36.36)	2,193.45	666.64	(1,526.81)	1,000.00
08050-000 Plumbing Repairs	-	83.33	83.33	541.99	666.64	124.65	1,000.00
08060-000 Fuel Expense	227.39	83.33	(144.06)	488.62	666.64	178.02	1,000.00
08065-000 Golf Cart & Truck Expense	1,259.16	500.00	(759.16)	2,954.69	4,000.00	1,045.31	6,000.00
08090-000 Concrete Repairs	666.57	666.67	0.10	2,142.87	5,333.36	3,190.49	8,000.00
Total OPERATIONS	\$9,225.15	\$2,375.00	(\$6,850.15)	\$38,292.54	\$19,000.00	(\$19,292.54)	\$28,500.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
08100-000 Lake Maintenance	\$-	\$158.33	\$158.33	\$2,234.04	\$1,266.64	(\$967.40)	\$1,900.00
08110-000 Landscape & Irrigation Contract	6,593.30	7,083.33	490.03	52,952.30	56,666.64	3,714.34	85,000.00
08120-000 Irrigation Maintenance & Repairs	-	1,166.67	1,166.67	400.00	9,333.36	8,933.36	14,000.00
08130-000 Landscape Revitalization	500.00	1,250.00	750.00	4,317.11	10,000.00	5,682.89	15,000.00
08150-000 Gutter Cleaning	-	733.33	733.33	-	5,866.64	5,866.64	8,800.00
08160-000 Tree Trimming	1,150.00	2,500.00	1,350.00	1,150.00	20,000.00	18,850.00	30,000.00
08170-000 Mangrove Trimming	-	250.00	250.00	2,425.50	2,000.00	(425.50)	3,000.00
Total GROUNDS	\$8,243.30	\$13,141.66	\$4,898.36	\$63,478.95	\$105,133.28	\$41,654.33	\$157,700.00
REPAIRS/MAINTENANCE							
08200-000 Pool Maintenance/Repairs/Parts/Supplies	13,182.20	2,083.33	(11,098.87)	23,483.78	16,666.64	(6,817.14)	25,000.00
08220-000 Sports Courts (Previously Tennis Courts)	-	66.67	66.67	-	533.36	533.36	800.00
08230-000 Re-stripping Parking Spaces	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
08235-000 Social Events	-	150.00	150.00	500.00	1,200.00	700.00	1,800.00
08240-000 Tech Support & Repairs	910.00	416.67	(493.33)	3,735.94	3,333.36	(402.58)	5,000.00
08260-000 Bad Debt Expense	-	1,250.00	1,250.00	-	10,000.00	10,000.00	15,000.00
08270-000 Jupiter PD and Additional Security	-	125.00	125.00	1,177.20	1,000.00	(177.20)	1,500.00
Total REPAIRS/MAINTENANCE	\$14,092.20	\$4,508.34	(\$9,583.86)	\$28,896.92	\$36,066.72	\$7,169.80	\$54,100.00
UTILITIES							
09010-000 Electricity	3,743.30	3,583.33	(159.97)	28,950.36	28,666.64	(283.72)	43,000.00
09020-000 Water & Sewer	352.18	433.33	81.15	3,369.25	3,466.64	97.39	5,200.00
09030-000 Telephone & Internet Service	-	208.33	208.33	560.74	1,666.64	1,105.90	2,500.00
09040-000 Trash Removal	154.95	158.33	3.38	1,609.60	1,266.64	(342.96)	1,900.00
09042-000 Internet & Camera	-	83.33	83.33	120.63	666.64	546.01	1,000.00
Total UTILITIES	\$4,250.43	\$4,466.65	\$216.22	\$34,610.58	\$35,733.20	\$1,122.62	\$53,600.00
RESERVES							
09510-000 Reserve transfer	39,933.33	39,933.33	-	319,466.64	319,466.64	-	479,200.00
Total RESERVES	\$39,933.33	\$39,933.33	\$-	\$319,466.64	\$319,466.64	\$-	\$479,200.00
Total OPERATING EXPENSE	\$114,404.91	\$94,524.98	(\$19,879.93)	\$683,982.68	\$756,199.84	\$72,217.16	\$1,134,300.00
Net Income:	(\$24,749.91)	(\$66.66)	(\$24,683.25)	\$57,691.59	(\$533.28)	\$58,224.87	(\$800.00)