

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$155,122.58	\$0.00	\$155,122.58
Due to/Due from Operating	(\$839.42)	\$0.00	(\$839.42)
Merrill Lynch Reserve Account	\$0.00	\$277,999.15	\$277,999.15
Due to/Due from Reserves	\$0.00	\$839.42	\$839.42
Total: ASSETS	\$154,283.16	\$278,838.57	\$433,121.73
RECEIVABLES			
Accounts Receivable	\$96,934.24	\$0.00	\$96,934.24
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	\$128,674.11	\$0.00	\$128,674.11
OTHER ASSETS			
Prepaid Insurance	\$9,667.98	\$0.00	\$9,667.98
Refunded Maintenance Dues	\$3,630.00	\$0.00	\$3,630.00
Total: OTHER ASSETS	\$13,297.98	\$0.00	\$13,297.98
Total: Assets	\$296,255.25	\$278,838.57	\$575,093.82
Liabilities & Equity			
LIABILITIES			
A/P other	(\$4,720.72)	\$0.00	(\$4,720.72)
Insurance Payable	\$2,033.00	\$0.00	\$2,033.00
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	\$37,611.26	\$0.00	\$37,611.26
Total: LIABILITIES	\$50,088.54	\$0.00	\$50,088.54
RESERVES			
Deferred Assessments	\$89,533.34	\$0.00	\$89,533.34
Boat Yard Savings Fund (Reserves)	\$0.00	\$41,565.71	\$41,565.71
Boat Storage Expenses (Reserves)	\$0.00	(\$7,817.49)	(\$7,817.49)
Capital Asset Savings Fund (Reserves)	\$0.00	\$193,606.65	\$193,606.65
Reserve Interest	\$0.00	\$51,483.70	\$51,483.70
Total: RESERVES	\$89,533.34	\$278,838.57	\$368,371.91
FUND BALANCE			
Operating Fund Balance	\$161,382.67	\$0.00	\$161,382.67
Total: FUND BALANCE	\$161,382.67	\$0.00	\$161,382.67
Net Income Gain/Loss	(\$4,749.30)	\$0.00	(\$4,749.30)
Total: Liabilities & Equity	\$296,255.25	\$278,838.57	\$575,093.82

Riverwalk Homeowners Association
RESERVE SCHEDULE
February 28, 2025

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	Owner Charges	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
						0		
5200	Contract Liabilities	143,811	72,096	(22,300)	-	193,607	\$432,576.00	\$36,048.00
	Capital Asset							
5095	Boat Yard	41,566	0	(7,817)		33,748		\$0.00
5300/5492	INTEREST	50,032	1,452			51,484		\$0.00
	TOTAL RESERVES	235,408	73,548	(30,117)	0	278,839	\$432,576.00	\$36,048.00

Reserve Expenses
Capital Asset
1/3/2025 22,300.00 Mann Excavation

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
06000-000 Owners Assessments	\$89,533.33	\$89,533.33	\$-	\$179,066.66	\$179,066.67	(\$0.01)	\$1,074,400.00
06030-000 Interest Income	-	125.00	(125.00)	-	250.00	(250.00)	1,500.00
06035-000 Delinquent Interest	698.23	-	698.23	1,484.21	-	1,484.21	-
06040-000 Late Fee Income	105.00	333.33	(228.33)	105.00	666.67	(561.67)	4,000.00
06050-000 Estoppel Fee Income	600.00	216.67	383.33	950.00	433.33	516.67	2,600.00
06065-000 Application Fees Income	2,625.00	1,000.00	1,625.00	3,700.00	2,000.00	1,700.00	12,000.00
06095-000 Transponder Incomece	100.00	14.58	85.42	135.00	29.17	105.83	175.00
06117-000 Background Checks	(175.00)	125.00	(300.00)	(150.00)	250.00	(400.00)	1,500.00
06118-000 Kayak Storage Fees	-	333.33	(333.33)	-	666.67	(666.67)	4,000.00
06120-000 Miscellaneous Income	160.00	83.33	76.67	320.00	166.66	153.34	1,000.00
06130-000 Pool Key Income	-	83.33	(83.33)	-	166.66	(166.66)	1,000.00
06310-000 Violation Fees	-	166.67	(166.67)	-	333.33	(333.33)	2,000.00
06340-000 NSF Fees Income	-	33.33	(33.33)	-	66.67	(66.67)	400.00
06360-000 Misc. Owner Charges	13,910.00	166.67	13,743.33	13,910.00	333.33	13,576.67	2,000.00
Total INCOME	\$107,556.56	\$92,214.58	\$15,341.98	\$199,520.87	\$184,429.15	\$15,091.72	\$1,106,575.00
Total OPERATING INCOME	\$107,556.56	\$92,214.58	\$15,341.98	\$199,520.87	\$184,429.15	\$15,091.72	\$1,106,575.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	14,547.68	12,000.00	(2,547.68)	28,044.40	24,000.00	(4,044.40)	144,000.00
07011-000 Payroll Taxes	(3,920.22)	-	3,920.22	-	-	-	-
07012-000 Payroll Processing Fees	574.30	666.67	92.37	1,274.15	1,333.33	59.18	8,000.00
07090-000 Audit Fees	2,500.00	458.33	(2,041.67)	2,500.00	916.67	(1,583.33)	5,500.00
07100-000 Accounting	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
Services/Administrative Fees							
07105-000 Management Fees	1,750.00	2,083.33	333.33	3,500.00	4,166.67	666.67	25,000.00
07110-000 Legal Fees	531.48	2,083.33	1,551.85	1,970.04	4,166.67	2,196.63	25,000.00
07115-000 Code Enforcement	2,431.17	2,383.33	(47.84)	2,516.00	4,766.67	2,250.67	28,600.00
07120-000 Permits, Fees, Taxes	-	83.33	83.33	-	166.66	166.66	1,000.00
07160-000 Insurance Expense	4,093.71	4,583.33	489.62	7,996.05	9,166.66	1,170.61	55,000.00
07170-000 Office Expense	382.60	2,083.33	1,700.73	2,081.69	4,166.67	2,084.98	25,000.00
07190-000 Bank Service Charges	-	8.25	8.25	6.00	16.50	10.50	99.00
Total GENERAL & ADMINISTRATIVE	\$23,890.72	\$27,433.24	\$3,542.52	\$51,888.33	\$54,866.49	\$2,978.16	\$329,199.00
OPERATIONS							
08010-000 General Repairs & Maintenance	9,492.70	4,166.67	(5,326.03)	18,793.16	8,333.34	(10,459.82)	50,000.00
08030-000 Electrical Repairs	-	333.33	333.33	142.50	666.67	524.17	4,000.00
08040-000 Maintenance & Janitorial Supplies	-	333.33	333.33	150.15	666.67	516.52	4,000.00
08050-000 Plumbing Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
08060-000 Fuel Expense	-	83.33	83.33	135.64	166.66	31.02	1,000.00
08065-000 Golf Cart & Truck Expense	-	416.67	416.67	236.99	833.33	596.34	5,000.00
Total OPERATIONS	\$9,492.70	\$5,416.66	(\$4,076.04)	\$19,458.44	\$10,833.33	(\$8,625.11)	\$65,000.00

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
08100-000 Lake Maintenance	\$225.00	\$316.67	\$91.67	\$375.00	\$633.33	\$258.33	\$3,800.00
08110-000 Landscape & Irrigation Contract	7,000.00	7,500.00	500.00	13,500.00	15,000.00	1,500.00	90,000.00
08120-000 Irrigation Maintenance & Repairs	15.86	416.67	400.81	225.21	833.33	608.12	5,000.00
08130-000 Landscape Revitalization	-	833.33	833.33	763.00	1,666.67	903.67	10,000.00
08150-000 Gutter Cleaning	13,475.00	791.67	(12,683.33)	13,475.00	1,583.33	(11,891.67)	9,500.00
08160-000 Tree Trimming	-	3,333.33	3,333.33	-	6,666.66	6,666.66	40,000.00
08170-000 Mangrove Trimming	-	375.00	375.00	-	750.00	750.00	4,500.00
Total GROUND	\$20,715.86	\$13,566.66	(\$7,149.20)	\$28,338.21	\$27,133.33	(\$1,204.88)	\$162,800.00
REPAIRS/MAINTENANCE							
08200-000 Pool Maintenance/Repairs/Parts/Supplies	10,648.19	2,083.33	(8,564.86)	21,497.57	4,166.67	(17,330.90)	25,000.00
08230-000 Re-striping Parking Spaces	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
08235-000 Social Events	-	166.67	166.67	517.64	333.33	(184.31)	2,000.00
08240-000 Tech Support & Repairs	455.00	583.33	128.33	910.00	1,166.67	256.67	7,000.00
08260-000 Bad Debt Expense	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
Total REPAIRS/MAINTENANCE	\$11,103.19	\$4,583.33	(\$6,519.86)	\$22,925.21	\$9,166.67	(\$13,758.54)	\$55,000.00
UTILITIES							
09010-000 Electricity	3,731.70	4,166.67	434.97	7,299.99	8,333.34	1,033.35	50,000.00
09020-000 Water & Sewer	1,314.53	500.00	(814.53)	1,588.66	1,000.00	(588.66)	6,000.00
09030-000 Telephone & Internet Service	84.24	283.33	199.09	357.01	566.67	209.66	3,400.00
09040-000 Trash Removal	159.16	216.67	57.51	318.32	433.33	115.01	2,600.00
Total UTILITIES	\$5,289.63	\$5,166.67	(\$122.96)	\$9,563.98	\$10,333.34	\$769.36	\$62,000.00
RESERVES							
09510-000 Reserve transfer	36,048.00	36,048.00	-	72,096.00	72,096.00	-	432,576.00
Total RESERVES	\$36,048.00	\$36,048.00	\$-	\$72,096.00	\$72,096.00	\$-	\$432,576.00
Total OPERATING EXPENSE	\$106,540.10	\$92,214.57	(\$14,325.53)	\$204,270.17	\$184,429.15	(\$19,841.02)	\$1,106,575.00
Net Income:	\$1,016.46	\$0.00	\$1,016.46	(\$4,749.30)	\$0.01	(\$4,749.31)	\$0.00