

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$189,070.03	\$0.00	\$189,070.03
Due to/Due from Operating	(\$956.91)	\$0.00	(\$956.91)
Merrill Lynch Reserve Account	\$0.00	\$241,177.37	\$241,177.37
Due to/Due from Reserves	\$0.00	\$956.91	\$956.91
Total: ASSETS	\$188,113.12	\$242,134.28	\$430,247.40
RECEIVABLES			
Accounts Receivable	\$146,108.64	\$0.00	\$146,108.64
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	\$177,848.51	\$0.00	\$177,848.51
OTHER ASSETS			
Prepaid Insurance	\$13,231.32	\$0.00	\$13,231.32
Refunded Maintenance Dues	\$3,630.00	\$0.00	\$3,630.00
Total: OTHER ASSETS	\$16,861.32	\$0.00	\$16,861.32
Total: Assets	\$382,822.95	\$242,134.28	\$624,957.23
Liabilities & Equity			
LIABILITIES			
A/P other	(\$4,720.72)	\$0.00	(\$4,720.72)
Insurance Payable	\$2,372.00	\$0.00	\$2,372.00
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	\$35,323.09	\$0.00	\$35,323.09
Total: LIABILITIES	\$48,139.37	\$0.00	\$48,139.37
RESERVES			
Deferred Assessments	\$179,066.67	\$0.00	\$179,066.67
Boat Yard Savings Fund (Reserves)	\$0.00	\$41,565.71	\$41,565.71
Boat Storage Expenses (Reserves)	\$0.00	(\$7,700.00)	(\$7,700.00)
Capital Asset Savings Fund (Reserves)	\$0.00	\$157,558.65	\$157,558.65
Reserve Interest	\$0.00	\$50,709.92	\$50,709.92
Total: RESERVES	\$179,066.67	\$242,134.28	\$421,200.95
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	(\$5,765.76)	\$0.00	(\$5,765.76)
Total: Liabilities & Equity	\$382,822.95	\$242,134.28	\$624,957.23

Riverwalk Homeowners Association
RESERVE SCHEDULE
January 31, 2025

		Audited BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	Owner Charges	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
						0		
5200	Contract Liabilities	143,811	36,048	(22,300)	-	157,559	\$432,576.00	\$36,048.00
	Capital Asset							
5095	Boat Yard	41,566	0	(7,700)		33,866		\$0.00
5300/5492	INTEREST	50,032	678			50,710		\$0.00
	TOTAL RESERVES	235,408	36,726	(30,000)	0	242,134	\$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	\$-	\$89,533.33	\$89,533.33	\$-	\$1,074,400.00
06030-000 Interest Income	-	125.00	(125.00)	-	125.00	(125.00)	1,500.00
06035-000 Delinquent Interest	785.98	-	785.98	785.98	-	785.98	-
06040-000 Late Fee Income	-	333.33	(333.33)	-	333.33	(333.33)	4,000.00
06050-000 Estoppel Fee Income	350.00	216.67	133.33	350.00	216.67	133.33	2,600.00
06065-000 Application Fees Income	1,075.00	1,000.00	75.00	1,075.00	1,000.00	75.00	12,000.00
06095-000 Transponder Incomece	35.00	14.58	20.42	35.00	14.58	20.42	175.00
06117-000 Background Checks	25.00	125.00	(100.00)	25.00	125.00	(100.00)	1,500.00
06118-000 Kayak Storage Fees	-	333.33	(333.33)	-	333.33	(333.33)	4,000.00
06120-000 Miscellaneous Income	160.00	83.33	76.67	160.00	83.33	76.67	1,000.00
06130-000 Pool Key Income	-	83.33	(83.33)	-	83.33	(83.33)	1,000.00
06310-000 Violation Fees	-	166.67	(166.67)	-	166.67	(166.67)	2,000.00
06340-000 NSF Fees Income	-	33.33	(33.33)	-	33.33	(33.33)	400.00
06360-000 Misc. Owner Charges	-	166.67	(166.67)	-	166.67	(166.67)	2,000.00
Total INCOME	\$91,964.31	\$92,214.58	(\$250.27)	\$91,964.31	\$92,214.58	(\$250.27)	\$1,106,575.00
Total OPERATING INCOME	\$91,964.31	\$92,214.58	(\$250.27)	\$91,964.31	\$92,214.58	(\$250.27)	\$1,106,575.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	13,496.72	12,000.00	(1,496.72)	13,496.72	12,000.00	(1,496.72)	144,000.00
07011-000 Payroll Taxes	3,920.22	-	(3,920.22)	3,920.22	-	(3,920.22)	-
07012-000 Payroll Processing Fees	699.85	666.67	(33.18)	699.85	666.67	(33.18)	8,000.00
07090-000 Audit Fees	-	458.33	458.33	-	458.33	458.33	5,500.00
07100-000 Accounting	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
Services/Administrative Fees							
07105-000 Management Fees	1,750.00	2,083.33	333.33	1,750.00	2,083.33	333.33	25,000.00
07110-000 Legal Fees	1,438.56	2,083.33	644.77	1,438.56	2,083.33	644.77	25,000.00
07115-000 Code Enforcement	84.83	2,383.33	2,298.50	84.83	2,383.33	2,298.50	28,600.00
07120-000 Permits, Fees, Taxes	-	83.33	83.33	-	83.33	83.33	1,000.00
07160-000 Insurance Expense	3,902.34	4,583.33	680.99	3,902.34	4,583.33	680.99	55,000.00
07170-000 Office Expense	1,699.09	2,083.33	384.24	1,699.09	2,083.33	384.24	25,000.00
07190-000 Bank Service Charges	6.00	8.25	2.25	6.00	8.25	2.25	99.00
Total GENERAL & ADMINISTRATIVE	\$27,997.61	\$27,433.24	(\$564.37)	\$27,997.61	\$27,433.24	(\$564.37)	\$329,199.00
OPERATIONS							
08010-000 General Repairs & Maintenance	9,300.46	4,166.67	(5,133.79)	9,300.46	4,166.67	(5,133.79)	50,000.00
08030-000 Electrical Repairs	142.50	333.33	190.83	142.50	333.33	190.83	4,000.00
08040-000 Maintenance & Janitorial Supplies	150.15	333.33	183.18	150.15	333.33	183.18	4,000.00
08050-000 Plumbing Repairs	-	83.33	83.33	-	83.33	83.33	1,000.00
08060-000 Fuel Expense	135.64	83.33	(52.31)	135.64	83.33	(52.31)	1,000.00
08065-000 Golf Cart & Truck Expense	236.99	416.67	179.68	236.99	416.67	179.68	5,000.00
Total OPERATIONS	\$9,965.74	\$5,416.66	(\$4,549.08)	\$9,965.74	\$5,416.66	(\$4,549.08)	\$65,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
08100-000 Lake Maintenance	\$150.00	\$316.67	\$166.67	\$150.00	\$316.67	\$166.67	\$3,800.00
08110-000 Landscape & Irrigation Contract	6,500.00	7,500.00	1,000.00	6,500.00	7,500.00	1,000.00	90,000.00
08120-000 Irrigation Maintenance & Repairs	209.35	416.67	207.32	209.35	416.67	207.32	5,000.00
08130-000 Landscape Revitalization	763.00	833.33	70.33	763.00	833.33	70.33	10,000.00
08150-000 Gutter Cleaning	-	791.67	791.67	-	791.67	791.67	9,500.00
08160-000 Tree Trimming	-	3,333.33	3,333.33	-	3,333.33	3,333.33	40,000.00
08170-000 Mangrove Trimming	-	375.00	375.00	-	375.00	375.00	4,500.00
Total GROUNDS	\$7,622.35	\$13,566.66	\$5,944.31	\$7,622.35	\$13,566.66	\$5,944.31	\$162,800.00
REPAIRS/MAINTENANCE							
08200-000 Pool Maintenance/Repairs/Parts/Supplies	10,849.38	2,083.33	(8,766.05)	10,849.38	2,083.33	(8,766.05)	25,000.00
08230-000 Re-striping Parking Spaces	-	500.00	500.00	-	500.00	500.00	6,000.00
08235-000 Social Events	517.64	166.67	(350.97)	517.64	166.67	(350.97)	2,000.00
08240-000 Tech Support & Repairs	455.00	583.33	128.33	455.00	583.33	128.33	7,000.00
08260-000 Bad Debt Expense	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
Total REPAIRS/MAINTENANCE	\$11,822.02	\$4,583.33	(\$7,238.69)	\$11,822.02	\$4,583.33	(\$7,238.69)	\$55,000.00
UTILITIES							
09010-000 Electricity	3,568.29	4,166.67	598.38	3,568.29	4,166.67	598.38	50,000.00
09020-000 Water & Sewer	274.13	500.00	225.87	274.13	500.00	225.87	6,000.00
09030-000 Telephone & Internet Service	272.77	283.33	10.56	272.77	283.33	10.56	3,400.00
09040-000 Trash Removal	159.16	216.67	57.51	159.16	216.67	57.51	2,600.00
Total UTILITIES	\$4,274.35	\$5,166.67	\$892.32	\$4,274.35	\$5,166.67	\$892.32	\$62,000.00
RESERVES							
09510-000 Reserve transfer	36,048.00	36,048.00	-	36,048.00	36,048.00	-	432,576.00
Total RESERVES	\$36,048.00	\$36,048.00	\$-	\$36,048.00	\$36,048.00	\$-	\$432,576.00
Total OPERATING EXPENSE	\$97,730.07	\$92,214.57	(\$5,515.50)	\$97,730.07	\$92,214.57	(\$5,515.50)	\$1,106,575.00
Net Income:	(\$5,765.76)	\$0.00	(\$5,765.76)	(\$5,765.76)	\$0.00	(\$5,765.76)	\$0.00