

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$164,042.79	\$0.00	\$164,042.79
Petty Cash	\$1,221.39	\$0.00	\$1,221.39
Due to/Due from Operating	(\$8,218.25)	\$0.00	(\$8,218.25)
Merrill Lynch Reserve Account	\$0.00	\$213,602.39	\$213,602.39
Due to/Due from Reserves	\$0.00	\$8,218.25	\$8,218.25
Total: ASSETS	\$157,045.93	\$221,820.64	\$378,866.57
RECEIVABLES			
Accounts Receivable	\$141,153.13	\$0.00	\$141,153.13
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	\$172,893.00	\$0.00	\$172,893.00
OTHER ASSETS			
Prepaid Insurance	\$23,921.34	\$0.00	\$23,921.34
Refunded Maintenance Dues	\$3,630.00	\$0.00	\$3,630.00
Total: OTHER ASSETS	\$27,551.34	\$0.00	\$27,551.34
Total: Assets	\$357,490.27	\$221,820.64	\$579,310.91
Liabilities & Equity			
LIABILITIES			
A/P other	(\$4,720.72)	\$0.00	(\$4,720.72)
Insurance Payable	\$3,050.00	\$0.00	\$3,050.00
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	\$18,161.01	\$0.00	\$18,161.01
Total: LIABILITIES	\$31,655.29	\$0.00	\$31,655.29
RESERVES			
Deferred Assessments	\$179,330.00	\$0.00	\$179,330.00
Boat Yard Savings Fund (Reserves)	\$0.00	\$41,565.71	\$41,565.71
Capital Asset Savings Fund (Reserves)	\$0.00	\$131,591.17	\$131,591.17
Reserve Interest	\$0.00	\$48,052.61	\$48,052.61
Reserve Interest	\$0.00	\$611.15	\$611.15
Total: RESERVES	\$179,330.00	\$221,820.64	\$401,150.64
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	\$55,064.02	\$0.00	\$55,064.02
Total: Liabilities & Equity	\$357,490.27	\$221,820.64	\$579,310.91

Riverwalk Homeowners Association
RESERVE SCHEDULE
October 31, 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	399,333	(1,165,940)	1,740	131,591	\$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	23,078			48,664		\$0.00
	TOTAL RESERVES	968,759	428,971	(1,177,649)	1,740	221,821	\$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	8/12/2024	East Coast Mulch	8,100.00	8/23/2024	RCI Painting	4,432.00
			6/6/2024	Brilliant Roofing	13,977.54	8/23/2024	Brilliant Roofing	9,492.87	8/23/2024	Brilliant Roofing	9,204.87	8/23/2024	Brilliant Roofing	9,389.87
3/25/2024	Brilliant Roofing	99,839.60	6/6/2024	Brilliant Roofing	13,977.54	8/23/2024	Brilliant Roofing	9,186.87	8/23/2024	Brilliant Roofing	9,273.87	8/23/2024	Brilliant Roofing	8,949.87
4/11/2024	Brilliant Roofing	14,796.23	6/6/2024	Brilliant Roofing	13,977.54	8/23/2024	Brilliant Roofing	8,962.87	8/23/2024	Brilliant Roofing	8,805.69	8/23/2024	Brilliant Roofing	8,805.87
4/16/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	13,977.54	8/23/2024	Brilliant Roofing	8,805.87	8/23/2024	Brilliant Roofing	9,485.87	8/23/2024	Brilliant Roofing	8,949.87
4/16/2024	Brilliant Roofing	14,796.23	6/21/2024	Brilliant Roofing	13,977.54	8/23/2024	Brilliant Roofing	9,119.87	8/23/2024	Brilliant Roofing	9,178.87	8/23/2024	Brilliant Roofing	9,034.87
4/16/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	13,977.54	8/23/2024	Brilliant Roofing	8,890.87	8/23/2024	Brilliant Roofing	47,330.00	9/6/2024	Brothers Gutters	35,410.90
4/18/2024	Brilliant Roofing	14,796.23	6/21/2024	Brilliant Roofing	9,507.87	9/10/2024	Play Space	1,340.00	9/24/2024	Advanced Metal	1,838.60			
4/25/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,552.18									
4/25/2024	Brilliant Roofing	13,977.54	6/21/2024	Brilliant Roofing	8,090.18									
4/25/2024	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		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)	\$893,753.32	\$895,333.30	(\$1,579.98)	\$1,074,400.00
06010-000 Interest Income-Operating	-	25.00	(25.00)	-	250.00	(250.00)	300.00
06030-000 Interest Income	1,631.36	2,500.00	(868.64)	2,467.83	25,000.00	(22,532.17)	30,000.00
06035-000 Delinquent Interest	1,399.60	-	1,399.60	1,399.60	-	1,399.60	-
06040-000 Late Fee Income	(30.00)	333.33	(363.33)	116.00	3,333.30	(3,217.30)	4,000.00
06050-000 Estoppel Fee Income	350.00	125.00	225.00	2,350.00	1,250.00	1,100.00	1,500.00
06065-000 Application Fees Income	-	500.00	(500.00)	10,800.00	5,000.00	5,800.00	6,000.00
06095-000 Transponder Incomce	-	14.58	(14.58)	(124.58)	145.80	(270.38)	175.00
06100-000 Kayak Canoe Storage Income	210.00	-	210.00	210.00	-	210.00	-
06117-000 Background Checks	50.00	50.00	-	1,100.00	500.00	600.00	600.00
06118-000 Kayak Storage Fees	-	425.00	(425.00)	3,450.00	4,250.00	(800.00)	5,100.00
06120-000 Miscellaneous Income	275.00	333.33	(58.33)	1,081.89	3,333.30	(2,251.41)	4,000.00
06130-000 Pool Key Income	75.00	100.00	(25.00)	750.00	1,000.00	(250.00)	1,200.00
06310-000 Violation Fees	(722.00)	500.00	(1,222.00)	(22.00)	5,000.00	(5,022.00)	6,000.00
06340-000 NSF Fees Income	-	14.58	(14.58)	245.00	145.80	99.20	175.00
06360-000 Misc. Owner Charges	275.10	4.17	270.93	5,893.10	41.70	5,851.40	50.00
Total INCOME	\$92,784.06	\$94,458.32	(\$1,674.26)	\$923,470.16	\$944,583.20	(\$21,113.04)	\$1,133,500.00
Total OPERATING INCOME	\$92,784.06	\$94,458.32	(\$1,674.26)	\$923,470.16	\$944,583.20	(\$21,113.04)	\$1,133,500.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	9,177.57	17,500.00	8,322.43	130,813.98	175,000.00	44,186.02	210,000.00
07011-000 Payroll Taxes	2,390.68	3,325.00	934.32	31,350.13	33,250.00	1,899.87	39,900.00
07012-000 Payroll Processing Fees	582.62	341.67	(240.95)	6,124.76	3,416.70	(2,708.06)	4,100.00
07090-000 Audit Fees	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
07100-000 Accounting Services/Administrative Fees	1,937.50	416.67	(1,520.83)	6,537.50	4,166.70	(2,370.80)	5,000.00
07105-000 Management Fees	2,750.00	-	(2,750.00)	9,250.00	-	(9,250.00)	-
07110-000 Legal Fees	223.51	2,500.00	2,276.49	8,171.45	25,000.00	16,828.55	30,000.00
07120-000 Permits, Fees, Taxes	-	83.33	83.33	61.25	833.30	772.05	1,000.00
07130-000 Postage & Mail Handling	-	108.33	108.33	729.65	1,083.30	353.65	1,300.00
07140-000 Printing	-	191.67	191.67	779.85	1,916.70	1,136.85	2,300.00
07160-000 Insurance Expense	3,378.79	4,291.67	912.88	32,853.16	42,916.70	10,063.54	51,500.00
07170-000 Office Expense	2,074.28	833.33	(1,240.95)	18,084.18	8,333.30	(9,750.88)	10,000.00
07190-000 Bank Service Charges	6.00	8.33	2.33	72.00	83.30	11.30	100.00
Total GENERAL & ADMINISTRATIVE	\$22,520.95	\$30,100.00	\$7,579.05	\$244,827.91	\$301,000.00	\$56,172.09	\$361,200.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATIONS							
08010-000 General Repairs & Maintenance	\$4,587.24	\$916.67	(\$3,670.57)	\$36,950.23	\$9,166.70	(\$27,783.53)	\$11,000.00
08030-000 Electrical Repairs	-	41.67	41.67	1,430.00	416.70	(1,013.30)	500.00
08040-000 Maintenance & Janitorial Supplies	223.63	83.33	(140.30)	3,338.93	833.30	(2,505.63)	1,000.00
08050-000 Plumbing Repairs	-	83.33	83.33	541.99	833.30	291.31	1,000.00
08060-000 Fuel Expense	-	83.33	83.33	488.62	833.30	344.68	1,000.00
08065-000 Golf Cart & Truck Expense	-	500.00	500.00	2,954.69	5,000.00	2,045.31	6,000.00
08090-000 Concrete Repairs	-	666.67	666.67	2,142.87	6,666.70	4,523.83	8,000.00
Total OPERATIONS	\$4,810.87	\$2,375.00	(\$2,435.87)	\$47,847.33	\$23,750.00	(\$24,097.33)	\$28,500.00
GROUNDS							
08100-000 Lake Maintenance	450.00	158.33	(291.67)	2,999.94	1,583.30	(1,416.64)	1,900.00
08110-000 Landscape & Irrigation Contract	6,500.00	7,083.33	583.33	63,619.30	70,833.30	7,214.00	85,000.00
08120-000 Irrigation Maintenance & Repairs	-	1,166.67	1,166.67	400.00	11,666.70	11,266.70	14,000.00
08130-000 Landscape Revitalization	-	1,250.00	1,250.00	5,843.11	12,500.00	6,656.89	15,000.00
08150-000 Gutter Cleaning	-	733.33	733.33	-	7,333.30	7,333.30	8,800.00
08160-000 Tree Trimming	20,850.00	2,500.00	(18,350.00)	22,000.00	25,000.00	3,000.00	30,000.00
08170-000 Mangrove Trimming	-	250.00	250.00	3,234.00	2,500.00	(734.00)	3,000.00
Total GROUNDS	\$27,800.00	\$13,141.66	(\$14,658.34)	\$98,096.35	\$131,416.60	\$33,320.25	\$157,700.00
REPAIRS/MAINTENANCE							
08200-000 Pool Maintenance/Repairs/Parts/Supplies	1,710.00	2,083.33	373.33	25,387.60	20,833.30	(4,554.30)	25,000.00
08220-000 Sports Courts (Previously Tennis Courts)	-	66.67	66.67	-	666.70	666.70	800.00
08230-000 Re-striping Parking Spaces	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
08235-000 Social Events	244.11	150.00	(94.11)	744.11	1,500.00	755.89	1,800.00
08240-000 Tech Support & Repairs	3,630.61	416.67	(3,213.94)	7,821.55	4,166.70	(3,654.85)	5,000.00
08260-000 Bad Debt Expense	-	1,250.00	1,250.00	-	12,500.00	12,500.00	15,000.00
08270-000 Jupiter PD and Additional Security	-	125.00	125.00	1,177.20	1,250.00	72.80	1,500.00
Total REPAIRS/MAINTENANCE	\$5,584.72	\$4,508.34	(\$1,076.38)	\$35,130.46	\$45,083.40	\$9,952.94	\$54,100.00
UTILITIES							
09010-000 Electricity	3,492.70	3,583.33	90.63	35,999.31	35,833.30	(166.01)	43,000.00
09020-000 Water & Sewer	298.12	433.33	135.21	4,566.40	4,333.30	(233.10)	5,200.00
09030-000 Telephone & Internet Service	-	208.33	208.33	560.74	2,083.30	1,522.56	2,500.00
09040-000 Trash Removal	159.16	158.33	(0.83)	1,923.71	1,583.30	(340.41)	1,900.00
09042-000 Internet & Camera	-	83.33	83.33	120.63	833.30	712.67	1,000.00
Total UTILITIES	\$3,949.98	\$4,466.65	\$516.67	\$43,170.79	\$44,666.50	\$1,495.71	\$53,600.00
RESERVES							
09510-000 Reserve transfer	39,933.33	39,933.33	-	399,333.30	399,333.30	-	479,200.00
Total RESERVES	\$39,933.33	\$39,933.33	\$-	\$399,333.30	\$399,333.30	\$-	\$479,200.00
Total OPERATING EXPENSE	\$104,599.85	\$94,524.98	(\$10,074.87)	\$868,406.14	\$945,249.80	\$76,843.66	\$1,134,300.00
Net Income:	(\$11,815.79)	(\$66.66)	(\$11,749.13)	\$55,064.02	(\$666.60)	\$55,730.62	(\$800.00)