

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$136,690.73	\$0.00	\$136,690.73
Due to/Due from Operating	(\$839.42)	\$0.00	(\$839.42)
Merrill Lynch Reserve Account	\$0.00	\$388,986.31	\$388,986.31
Due to/Due from Reserves	\$0.00	\$839.42	\$839.42
Total: ASSETS	\$135,851.31	\$389,825.73	\$525,677.04
RECEIVABLES			
Accounts Receivable	\$83,564.23	\$0.00	\$83,564.23
Bad Debt Allowance	(\$48,479.91)	\$0.00	(\$48,479.91)
A/R other-Exchange	\$2,820.39	\$0.00	\$2,820.39
Total: RECEIVABLES	\$37,904.71	\$0.00	\$37,904.71
OTHER ASSETS			
Prepaid Insurance	\$41,380.89	\$0.00	\$41,380.89
Total: OTHER ASSETS	\$41,380.89	\$0.00	\$41,380.89
Total: Assets	\$215,136.91	\$389,825.73	\$604,962.64
Liabilities & Equity			
LIABILITIES			
Insurance Payable	\$1,355.00	\$0.00	\$1,355.00
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	\$35,620.90	\$0.00	\$35,620.90
Deferred Assessments	\$89,533.33	\$0.00	\$89,533.33
Total: LIABILITIES	\$141,674.23	\$0.00	\$141,674.23
RESERVES			
Boat Yard Savings Fund (Reserves)	\$0.00	\$29,265.71	\$29,265.71
Boat Storage Expenses (Reserves)	\$0.00	(\$8,202.49)	(\$8,202.49)
Capital Asset Savings Fund (Reserves)	\$0.00	\$314,050.65	\$314,050.65
Reserve Interest	\$0.00	\$54,711.86	\$54,711.86
Total: RESERVES	\$0.00	\$389,825.73	\$389,825.73
FUND BALANCE			
Operating Fund Balance	\$59,123.16	\$0.00	\$59,123.16
Prior Period Adjustment	(\$766.32)	\$0.00	(\$766.32)
Total: FUND BALANCE	\$58,356.84	\$0.00	\$58,356.84
Net Income Gain/Loss	\$15,105.84	\$0.00	\$15,105.84
Total: Liabilities & Equity	\$215,136.91	\$389,825.73	\$604,962.64

Riverwalk Homeowners Association
RESERVE SCHEDULE
May 31, 2025

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
					0		
5200	Contract Liabilities	143,811	180,240	(22,300)	301,751	\$432,576.00	\$36,048.00
	Capital Asset						
5095	Boat Yard	41,566	0	(8,202)	33,363		\$0.00
5300/5492	INTEREST	50,032	4,680		54,712		\$0.00
	TOTAL RESERVES	235,408	184,920	(30,502)	389,826	\$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 Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
06000-000 Owners Assessments	\$89,616.75	\$89,533.33	\$83.42	\$447,750.07	\$447,666.67	\$83.40	\$1,074,400.00
06030-000 Interest Income	-	125.00	(125.00)	-	625.00	(625.00)	1,500.00
06035-000 Delinquent Interest	2,604.07	-	2,604.07	6,078.37	-	6,078.37	-
06040-000 Late Fee Income	1,960.00	333.33	1,626.67	2,065.00	1,666.67	398.33	4,000.00
06050-000 Estoppel Fee Income	250.00	216.67	33.33	2,800.00	1,083.33	1,716.67	2,600.00
06065-000 Application Fees Income	500.00	1,000.00	(500.00)	7,575.00	5,000.00	2,575.00	12,000.00
06095-000 Transponder Incomece	135.00	14.58	120.42	270.00	72.92	197.08	175.00
06100-000 Kayak Canoe Storage Income	160.00	-	160.00	360.00	-	360.00	-
06117-000 Background Checks	(150.00)	125.00	(275.00)	(725.00)	625.00	(1,350.00)	1,500.00
06118-000 Kayak Storage Fees	-	333.33	(333.33)	-	1,666.67	(1,666.67)	4,000.00
06120-000 Miscellaneous Income	150.00	83.33	66.67	470.00	416.65	53.35	1,000.00
06130-000 Pool Key Income	150.00	83.33	66.67	600.00	416.65	183.35	1,000.00
06310-000 Violation Fees	-	166.67	(166.67)	-	833.33	(833.33)	2,000.00
06340-000 NSF Fees Income	-	33.33	(33.33)	-	166.67	(166.67)	400.00
06360-000 Misc. Owner Charges	-	166.67	(166.67)	13,910.00	833.33	13,076.67	2,000.00
Total INCOME	\$95,375.82	\$92,214.58	\$3,161.24	\$481,153.44	\$461,072.88	\$20,080.56	\$1,106,575.00
Total OPERATING INCOME	\$95,375.82	\$92,214.58	\$3,161.24	\$481,153.44	\$461,072.88	\$20,080.56	\$1,106,575.00
OPERATING EXPENSE							
INCOME							
06036-000 Collection Admin Fee Income	(1,280.00)	-	1,280.00	(1,280.00)	-	1,280.00	-
06037-000 Legal Fee Income	(108.56)	-	108.56	(108.56)	-	108.56	-
Total INCOME	(\$1,388.56)	\$-	\$1,388.56	(\$1,388.56)	\$-	\$1,388.56	\$-
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	12,958.02	12,000.00	(958.02)	64,406.98	60,000.00	(4,406.98)	144,000.00
07012-000 Payroll Processing Fees	873.93	666.67	(207.26)	3,300.84	3,333.33	32.49	8,000.00
07090-000 Audit Fees	2,500.00	458.33	(2,041.67)	-	2,291.67	2,291.67	5,500.00
07100-000 Accounting Services/Administrative Fees	1,409.91	1,000.00	(409.91)	6,551.82	5,000.00	(1,551.82)	12,000.00
07105-000 Management Fees	1,750.00	2,083.33	333.33	8,750.00	10,416.67	1,666.67	25,000.00
07110-000 Legal Fees	1,522.53	2,083.33	560.80	7,892.31	10,416.67	2,524.36	25,000.00
07115-000 Code Enforcement	-	2,383.33	2,383.33	2,506.01	11,916.67	9,410.66	28,600.00
07120-000 Permits, Fees, Taxes	921.87	83.33	(838.54)	921.87	416.65	(505.22)	1,000.00
07160-000 Insurance Expense	4,826.69	4,583.33	(243.36)	20,288.42	22,916.65	2,628.23	55,000.00
07170-000 Office Expense	(169.80)	2,083.33	2,253.13	5,738.28	10,416.67	4,678.39	25,000.00
07190-000 Bank Service Charges	-	8.25	8.25	12.00	41.25	29.25	99.00
Total GENERAL & ADMINISTRATIVE	\$26,593.15	\$27,433.24	\$840.09	\$120,368.53	\$137,166.22	\$16,797.69	\$329,199.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATIONS							
08010-000 General Repairs & Maintenance	\$4,744.29	\$4,166.67	(\$577.62)	\$34,536.13	\$20,833.35	(\$13,702.78)	\$50,000.00
08030-000 Electrical Repairs	-	333.33	333.33	3,110.00	1,666.67	(1,443.33)	4,000.00
08040-000 Maintenance & Janitorial Supplies	-	333.33	333.33	-	1,666.67	1,666.67	4,000.00
08050-000 Plumbing Repairs	-	83.33	83.33	1,433.12	416.65	(1,016.47)	1,000.00
08060-000 Fuel Expense	-	83.33	83.33	-	416.65	416.65	1,000.00
08065-000 Golf Cart & Truck Expense	3,583.88	416.67	(3,167.21)	5,351.50	2,083.33	(3,268.17)	5,000.00
Total OPERATIONS	\$8,328.17	\$5,416.66	(\$2,911.51)	\$44,430.75	\$27,083.32	(\$17,347.43)	\$65,000.00
GROUNDS							
08100-000 Lake Maintenance	5,518.88	316.67	(5,202.21)	6,198.44	1,583.33	(4,615.11)	3,800.00
08110-000 Landscape & Irrigation Contract	7,000.00	7,500.00	500.00	34,000.00	37,500.00	3,500.00	90,000.00
08120-000 Irrigation Maintenance & Repairs	-	416.67	416.67	2,366.36	2,083.33	(283.03)	5,000.00
08130-000 Landscape Revitalization	-	833.33	833.33	3,526.00	4,166.67	640.67	10,000.00
08150-000 Gutter Cleaning	-	791.67	791.67	13,475.00	3,958.33	(9,516.67)	9,500.00
08160-000 Tree Trimming	-	3,333.33	3,333.33	5,150.00	16,666.65	11,516.65	40,000.00
08170-000 Mangrove Trimming	-	375.00	375.00	808.50	1,875.00	1,066.50	4,500.00
Total GROUNDS	\$12,518.88	\$13,566.66	\$1,047.78	\$65,524.30	\$67,833.32	\$2,309.02	\$162,800.00
REPAIRS/MAINTENANCE							
08200-000 Pool Maintenance/Repairs/Parts/Supplies	8,790.31	2,083.33	(6,706.98)	31,098.05	10,416.67	(20,681.38)	25,000.00
08230-000 Re-stripping Parking Spaces	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
08235-000 Social Events	-	166.67	166.67	-	833.33	833.33	2,000.00
08240-000 Tech Support & Repairs	455.00	583.33	128.33	2,275.00	2,916.67	641.67	7,000.00
08260-000 Bad Debt Expense	-	1,250.00	1,250.00	-	6,250.00	6,250.00	15,000.00
Total REPAIRS/MAINTENANCE	\$9,245.31	\$4,583.33	(\$4,661.98)	\$33,373.05	\$22,916.67	(\$10,456.38)	\$55,000.00
UTILITIES							
09010-000 Electricity	3,568.30	4,166.67	598.37	17,677.08	20,833.35	3,156.27	50,000.00
09020-000 Water & Sewer	1,000.26	500.00	(500.26)	3,281.36	2,500.00	(781.36)	6,000.00
09030-000 Telephone & Internet Service	276.73	283.33	6.60	1,379.74	1,416.67	36.93	3,400.00
09040-000 Trash Removal	159.16	216.67	57.51	1,161.35	1,083.33	(78.02)	2,600.00
Total UTILITIES	\$5,004.45	\$5,166.67	\$162.22	\$23,499.53	\$25,833.35	\$2,333.82	\$62,000.00
RESERVES							
09510-000 Reserve transfer	36,048.00	36,048.00	-	180,240.00	180,240.00	-	432,576.00
Total RESERVES	\$36,048.00	\$36,048.00	\$-	\$180,240.00	\$180,240.00	\$-	\$432,576.00
Total OPERATING EXPENSE	\$96,349.40	\$92,214.57	(\$4,134.83)	\$466,047.60	\$461,072.87	(\$4,974.73)	\$1,106,575.00
Net Income:	(\$973.58)	\$0.00	(\$973.58)	\$15,105.84	\$0.02	\$15,105.82	\$0.00