

	Operating	Reserve	Total
Assets			
ASSETS			
SouthState Operating Account	\$109,491.56	\$0.00	\$109,491.56
Due to/Due from Operating	(\$839.42)	\$0.00	(\$839.42)
Merrill Lynch Reserve Account	\$0.00	\$314,636.72	\$314,636.72
Due to/Due from Reserves	\$0.00	\$839.42	\$839.42
Total: ASSETS	\$108,652.14	\$315,476.14	\$424,128.28
RECEIVABLES			
Accounts Receivable	\$76,691.75	\$0.00	\$76,691.75
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	\$108,431.62	\$0.00	\$108,431.62
OTHER ASSETS			
Prepaid Insurance	\$6,104.64	\$0.00	\$6,104.64
Refunded Maintenance Dues	\$3,630.00	\$0.00	\$3,630.00
Total: OTHER ASSETS	\$9,734.64	\$0.00	\$9,734.64
Total: Assets	\$226,818.40	\$315,476.14	\$542,294.54
Liabilities & Equity			
LIABILITIES			
A/P other	(\$4,720.72)	\$0.00	(\$4,720.72)
Insurance Payable	\$1,694.00	\$0.00	\$1,694.00
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	\$64,421.39	\$0.00	\$64,421.39
Total: LIABILITIES	\$76,559.67	\$0.00	\$76,559.67
RESERVES			
Deferred Assessments	\$83.41	\$0.00	\$83.41
Boat Yard Savings Fund (Reserves)	\$0.00	\$41,565.71	\$41,565.71
Boat Storage Expenses (Reserves)	\$0.00	(\$8,202.49)	(\$8,202.49)
Capital Asset Savings Fund (Reserves)	\$0.00	\$229,654.65	\$229,654.65
Reserve Interest	\$0.00	\$52,458.27	\$52,458.27
Total: RESERVES	\$83.41	\$315,476.14	\$315,559.55
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	(\$11,207.35)	\$0.00	(\$11,207.35)
Total: Liabilities & Equity	\$226,818.40	\$315,476.14	\$542,294.54

Riverwalk Homeowners Association
RESERVE SCHEDULE
March 31, 2025

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISTRIBUTION	Owner Charges	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
						0		
5200	Contract Liabilities	143,811	108,144	(22,300)	-	229,655	\$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	2,427			52,458		\$0.00
	TOTAL RESERVES	235,408	110,571	(30,502)	0	315,476	\$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	\$-	\$268,599.99	\$268,600.00	(\$0.01)	\$1,074,400.00
06030-000 Interest Income	-	125.00	(125.00)	-	375.00	(375.00)	1,500.00
06035-000 Delinquent Interest	973.36	-	973.36	2,457.57	-	2,457.57	-
06040-000 Late Fee Income	-	333.33	(333.33)	105.00	1,000.00	(895.00)	4,000.00
06050-000 Estoppel Fee Income	850.00	216.67	633.33	1,800.00	650.00	1,150.00	2,600.00
06065-000 Application Fees Income	1,400.00	1,000.00	400.00	5,100.00	3,000.00	2,100.00	12,000.00
06095-000 Transponder Incomece	-	14.58	(14.58)	135.00	43.75	91.25	175.00
06117-000 Background Checks	(325.00)	125.00	(450.00)	(475.00)	375.00	(850.00)	1,500.00
06118-000 Kayak Storage Fees	-	333.33	(333.33)	-	1,000.00	(1,000.00)	4,000.00
06120-000 Miscellaneous Income	-	83.33	(83.33)	320.00	249.99	70.01	1,000.00
06130-000 Pool Key Income	300.00	83.33	216.67	300.00	249.99	50.01	1,000.00
06310-000 Violation Fees	-	166.67	(166.67)	-	500.00	(500.00)	2,000.00
06340-000 NSF Fees Income	-	33.33	(33.33)	-	100.00	(100.00)	400.00
06360-000 Misc. Owner Charges	-	166.67	(166.67)	13,910.00	500.00	13,410.00	2,000.00
Total INCOME	\$92,731.69	\$92,214.58	\$517.11	\$292,252.56	\$276,643.73	\$15,608.83	\$1,106,575.00
Total OPERATING INCOME	\$92,731.69	\$92,214.58	\$517.11	\$292,252.56	\$276,643.73	\$15,608.83	\$1,106,575.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
07010-000 Property Manager Payroll	10,618.78	12,000.00	1,381.22	38,663.18	36,000.00	(2,663.18)	144,000.00
07012-000 Payroll Processing Fees	574.30	666.67	92.37	1,848.45	2,000.00	151.55	8,000.00
07090-000 Audit Fees	-	458.33	458.33	2,500.00	1,375.00	(1,125.00)	5,500.00
07100-000 Accounting Services/Administrative Fees	2,141.91	1,000.00	(1,141.91)	4,141.91	3,000.00	(1,141.91)	12,000.00
07105-000 Management Fees	1,750.00	2,083.33	333.33	5,250.00	6,250.00	1,000.00	25,000.00
07110-000 Legal Fees	4,122.69	2,083.33	(2,039.36)	6,092.73	6,250.00	157.27	25,000.00
07115-000 Code Enforcement	47.07	2,383.33	2,336.26	2,563.07	7,150.00	4,586.93	28,600.00
07120-000 Permits, Fees, Taxes	-	83.33	83.33	-	249.99	249.99	1,000.00
07160-000 Insurance Expense	3,902.34	4,583.33	680.99	11,898.39	13,749.99	1,851.60	55,000.00
07170-000 Office Expense	2,821.02	2,083.33	(737.69)	4,902.71	6,250.00	1,347.29	25,000.00
07190-000 Bank Service Charges	-	8.25	8.25	6.00	24.75	18.75	99.00
Total GENERAL & ADMINISTRATIVE	\$25,978.11	\$27,433.24	\$1,455.13	\$77,866.44	\$82,299.73	\$4,433.29	\$329,199.00
OPERATIONS							
08010-000 General Repairs & Maintenance	7,083.89	4,166.67	(2,917.22)	25,877.05	12,500.01	(13,377.04)	50,000.00
08030-000 Electrical Repairs	3,110.00	333.33	(2,776.67)	3,252.50	1,000.00	(2,252.50)	4,000.00
08040-000 Maintenance & Janitorial Supplies	-	333.33	333.33	150.15	1,000.00	849.85	4,000.00
08050-000 Plumbing Repairs	1,433.12	83.33	(1,349.79)	1,433.12	249.99	(1,183.13)	1,000.00
08060-000 Fuel Expense	-	83.33	83.33	135.64	249.99	114.35	1,000.00
08065-000 Golf Cart & Truck Expense	1,217.44	416.67	(800.77)	1,454.43	1,250.00	(204.43)	5,000.00
Total OPERATIONS	\$12,844.45	\$5,416.66	(\$7,427.79)	\$32,302.89	\$16,249.99	(\$16,052.90)	\$65,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
08100-000 Lake Maintenance	\$79.56	\$316.67	\$237.11	\$454.56	\$950.00	\$495.44	\$3,800.00
08110-000 Landscape & Irrigation Contract	6,500.00	7,500.00	1,000.00	20,000.00	22,500.00	2,500.00	90,000.00
08120-000 Irrigation Maintenance & Repairs	435.00	416.67	(18.33)	660.21	1,250.00	589.79	5,000.00
08130-000 Landscape Revitalization	2,763.00	833.33	(1,929.67)	3,526.00	2,500.00	(1,026.00)	10,000.00
08150-000 Gutter Cleaning	-	791.67	791.67	13,475.00	2,375.00	(11,100.00)	9,500.00
08160-000 Tree Trimming	4,500.00	3,333.33	(1,166.67)	4,500.00	9,999.99	5,499.99	40,000.00
08170-000 Mangrove Trimming	808.50	375.00	(433.50)	808.50	1,125.00	316.50	4,500.00
Total GROUNDS	\$15,086.06	\$13,566.66	(\$1,519.40)	\$43,424.27	\$40,699.99	(\$2,724.28)	\$162,800.00
REPAIRS/MAINTENANCE							
08200-000 Pool Maintenance/Repairs/Parts/Supplies	4,296.20	2,083.33	(2,212.87)	25,793.77	6,250.00	(19,543.77)	25,000.00
08230-000 Re-striping Parking Spaces	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
08235-000 Social Events	-	166.67	166.67	517.64	500.00	(17.64)	2,000.00
08240-000 Tech Support & Repairs	455.00	583.33	128.33	1,365.00	1,750.00	385.00	7,000.00
08260-000 Bad Debt Expense	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
Total REPAIRS/MAINTENANCE	\$4,751.20	\$4,583.33	(\$167.87)	\$27,676.41	\$13,750.00	(\$13,926.41)	\$55,000.00
UTILITIES							
09010-000 Electricity	3,503.65	4,166.67	663.02	10,803.64	12,500.01	1,696.37	50,000.00
09020-000 Water & Sewer	349.81	500.00	150.19	1,938.47	1,500.00	(438.47)	6,000.00
09030-000 Telephone & Internet Service	469.30	283.33	(185.97)	826.31	850.00	23.69	3,400.00
09040-000 Trash Removal	159.16	216.67	57.51	477.48	650.00	172.52	2,600.00
Total UTILITIES	\$4,481.92	\$5,166.67	\$684.75	\$14,045.90	\$15,500.01	\$1,454.11	\$62,000.00
RESERVES							
09510-000 Reserve transfer	36,048.00	36,048.00	-	108,144.00	108,144.00	-	432,576.00
Total RESERVES	\$36,048.00	\$36,048.00	\$-	\$108,144.00	\$108,144.00	\$-	\$432,576.00
Total OPERATING EXPENSE	\$99,189.74	\$92,214.57	(\$6,975.17)	\$303,459.91	\$276,643.72	(\$26,816.19)	\$1,106,575.00
Net Income:	(\$6,458.05)	\$0.00	(\$6,458.05)	(\$11,207.35)	\$0.01	(\$11,207.36)	\$0.00