

|                                        | Operating           | Reserve             | Total               |
|----------------------------------------|---------------------|---------------------|---------------------|
| <b>Assets</b>                          |                     |                     |                     |
| <b>ASSETS</b>                          |                     |                     |                     |
| SouthState Operating Account           | \$223,730.24        | \$0.00              | \$223,730.24        |
| Due to/Due from Operating              | (\$839.42)          | \$0.00              | (\$839.42)          |
| Merrill Lynch Reserve Account          | \$0.00              | \$351,692.44        | \$351,692.44        |
| Due to/Due from Reserves               | \$0.00              | \$839.42            | \$839.42            |
| <b>Total: ASSETS</b>                   | <b>\$222,890.82</b> | <b>\$352,531.86</b> | <b>\$575,422.68</b> |
| <b>RECEIVABLES</b>                     |                     |                     |                     |
| Accounts Receivable                    | \$117,982.34        | \$0.00              | \$117,982.34        |
| Bad Debt Allowance                     | (\$48,479.91)       | \$0.00              | (\$48,479.91)       |
| A/R other-Exchange                     | \$2,820.39          | \$0.00              | \$2,820.39          |
| <b>Total: RECEIVABLES</b>              | <b>\$72,322.82</b>  | <b>\$0.00</b>       | <b>\$72,322.82</b>  |
| <b>OTHER ASSETS</b>                    |                     |                     |                     |
| Prepaid Insurance                      | \$5,156.62          | \$0.00              | \$5,156.62          |
| Prepaid Expense                        | \$3,121.47          | \$0.00              | \$3,121.47          |
| <b>Total: OTHER ASSETS</b>             | <b>\$8,278.09</b>   | <b>\$0.00</b>       | <b>\$8,278.09</b>   |
| <b>Total: Assets</b>                   | <b>\$303,491.73</b> | <b>\$352,531.86</b> | <b>\$656,023.59</b> |
| <b>Liabilities &amp; Equity</b>        |                     |                     |                     |
| <b>LIABILITIES</b>                     |                     |                     |                     |
| Insurance Payable                      | \$1,356.00          | \$0.00              | \$1,356.00          |
| 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              | \$32,618.07         | \$0.00              | \$32,618.07         |
| Deferred Assessments                   | \$179,150.08        | \$0.00              | \$179,150.08        |
| <b>Total: LIABILITIES</b>              | <b>\$228,289.15</b> | <b>\$0.00</b>       | <b>\$228,289.15</b> |
| <b>RESERVES</b>                        |                     |                     |                     |
| 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              | \$278,002.65        | \$278,002.65        |
| Reserve Interest                       | \$0.00              | \$53,465.99         | \$53,465.99         |
| <b>Total: RESERVES</b>                 | <b>\$0.00</b>       | <b>\$352,531.86</b> | <b>\$352,531.86</b> |
| <b>FUND BALANCE</b>                    |                     |                     |                     |
| Operating Fund Balance                 | \$59,123.16         | \$0.00              | \$59,123.16         |
| <b>Total: FUND BALANCE</b>             | <b>\$59,123.16</b>  | <b>\$0.00</b>       | <b>\$59,123.16</b>  |
| Net Income Gain/Loss                   | \$16,079.42         | \$0.00              | \$16,079.42         |
| <b>Total: Liabilities &amp; Equity</b> | <b>\$303,491.73</b> | <b>\$352,531.86</b> | <b>\$656,023.59</b> |

Riverwalk Homeowners Association  
RESERVE SCHEDULE  
April 30, 2025

|           |                      | BEGINNING<br>OF YEAR | YTD<br>ALLOCATION | YTD<br>DISTRIBUTION | YTD<br>BALANCE | ANNUAL<br>BUDGET | MONTHLY<br>AMOUNT |
|-----------|----------------------|----------------------|-------------------|---------------------|----------------|------------------|-------------------|
|           |                      |                      |                   |                     | 0              |                  |                   |
| 5200      | Contract Liabilities | 143,811              | 144,192           | (22,300)            | 265,703        | \$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               | 3,434             |                     | 53,466         |                  | \$0.00            |
|           |                      |                      |                   |                     |                |                  |                   |
|           | TOTAL RESERVES       | 235,408              | 147,626           | (30,502)            | 352,532        | \$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 | \$-          | \$358,133.32 | \$358,133.33 | (\$0.01)      | \$1,074,400.00 |
| 06030-000 Interest Income                         | -              | 125.00      | (125.00)     | -            | 500.00       | (500.00)      | 1,500.00       |
| 06035-000 Delinquent Interest                     | 1,016.73       | -           | 1,016.73     | 3,474.30     | -            | 3,474.30      | -              |
| 06040-000 Late Fee Income                         | -              | 333.33      | (333.33)     | 105.00       | 1,333.33     | (1,228.33)    | 4,000.00       |
| 06050-000 Estoppel Fee Income                     | 750.00         | 216.67      | 533.33       | 2,550.00     | 866.67       | 1,683.33      | 2,600.00       |
| 06065-000 Application Fees Income                 | 1,975.00       | 1,000.00    | 975.00       | 7,075.00     | 4,000.00     | 3,075.00      | 12,000.00      |
| 06095-000 Transponder Incomce                     | -              | 14.58       | (14.58)      | 135.00       | 58.33        | 76.67         | 175.00         |
| 06100-000 Kayak Canoe Storage Income              | 200.00         | -           | 200.00       | 200.00       | -            | 200.00        | -              |
| 06117-000 Background Checks                       | (100.00)       | 125.00      | (225.00)     | (575.00)     | 500.00       | (1,075.00)    | 1,500.00       |
| 06118-000 Kayak Storage Fees                      | -              | 333.33      | (333.33)     | -            | 1,333.33     | (1,333.33)    | 4,000.00       |
| 06120-000 Miscellaneous Income                    | -              | 83.33       | (83.33)      | 320.00       | 333.32       | (13.32)       | 1,000.00       |
| 06130-000 Pool Key Income                         | 150.00         | 83.33       | 66.67        | 450.00       | 333.32       | 116.68        | 1,000.00       |
| 06310-000 Violation Fees                          | -              | 166.67      | (166.67)     | -            | 666.67       | (666.67)      | 2,000.00       |
| 06340-000 NSF Fees Income                         | -              | 33.33       | (33.33)      | -            | 133.33       | (133.33)      | 400.00         |
| 06360-000 Misc. Owner Charges                     | -              | 166.67      | (166.67)     | 13,910.00    | 666.67       | 13,243.33     | 2,000.00       |
| Total INCOME                                      | \$93,525.06    | \$92,214.58 | \$1,310.48   | \$385,777.62 | \$368,858.31 | \$16,919.31   | \$1,106,575.00 |
| Total OPERATING INCOME                            | \$93,525.06    | \$92,214.58 | \$1,310.48   | \$385,777.62 | \$368,858.31 | \$16,919.31   | \$1,106,575.00 |
| OPERATING EXPENSE                                 |                |             |              |              |              |               |                |
| GENERAL & ADMINISTRATIVE                          |                |             |              |              |              |               |                |
| 07010-000 Property Manager Payroll                | 12,785.78      | 12,000.00   | (785.78)     | 51,448.96    | 48,000.00    | (3,448.96)    | 144,000.00     |
| 07012-000 Payroll Processing Fees                 | 578.46         | 666.67      | 88.21        | 2,426.91     | 2,666.67     | 239.76        | 8,000.00       |
| 07090-000 Audit Fees                              | -              | 458.33      | 458.33       | (2,500.00)   | 1,833.33     | 4,333.33      | 5,500.00       |
| 07100-000 Accounting Services/Administrative Fees | 1,000.00       | 1,000.00    | -            | 5,141.91     | 4,000.00     | (1,141.91)    | 12,000.00      |
| 07105-000 Management Fees                         | 1,750.00       | 2,083.33    | 333.33       | 7,000.00     | 8,333.33     | 1,333.33      | 25,000.00      |
| 07110-000 Legal Fees                              | 277.05         | 2,083.33    | 1,806.28     | 6,369.78     | 8,333.33     | 1,963.55      | 25,000.00      |
| 07115-000 Code Enforcement                        | 27.77          | 2,383.33    | 2,355.56     | 2,506.01     | 9,533.33     | 7,027.32      | 28,600.00      |
| 07120-000 Permits, Fees, Taxes                    | -              | 83.33       | 83.33        | -            | 333.32       | 333.32        | 1,000.00       |
| 07160-000 Insurance Expense                       | 3,563.34       | 4,583.33    | 1,019.99     | 15,461.73    | 18,333.32    | 2,871.59      | 55,000.00      |
| 07170-000 Office Expense                          | 1,276.33       | 2,083.33    | 807.00       | 5,908.08     | 8,333.33     | 2,425.25      | 25,000.00      |
| 07190-000 Bank Service Charges                    | 6.00           | 8.25        | 2.25         | 12.00        | 33.00        | 21.00         | 99.00          |
| Total GENERAL & ADMINISTRATIVE                    | \$21,264.73    | \$27,433.24 | \$6,168.51   | \$93,775.38  | \$109,732.97 | \$15,957.59   | \$329,199.00   |
| OPERATIONS                                        |                |             |              |              |              |               |                |
| 08010-000 General Repairs & Maintenance           | 6,138.69       | 4,166.67    | (1,972.02)   | 29,791.84    | 16,666.68    | (13,125.16)   | 50,000.00      |
| 08030-000 Electrical Repairs                      | -              | 333.33      | 333.33       | 3,110.00     | 1,333.33     | (1,776.67)    | 4,000.00       |
| 08040-000 Maintenance & Janitorial Supplies       | -              | 333.33      | 333.33       | -            | 1,333.33     | 1,333.33      | 4,000.00       |
| 08050-000 Plumbing Repairs                        | -              | 83.33       | 83.33        | 1,433.12     | 333.32       | (1,099.80)    | 1,000.00       |
| 08060-000 Fuel Expense                            | -              | 83.33       | 83.33        | -            | 333.32       | 333.32        | 1,000.00       |
| 08065-000 Golf Cart & Truck Expense               | 550.18         | 416.67      | (133.51)     | 1,767.62     | 1,666.67     | (100.95)      | 5,000.00       |
| Total OPERATIONS                                  | \$6,688.87     | \$5,416.66  | (\$1,272.21) | \$36,102.58  | \$21,666.65  | (\$14,435.93) | \$65,000.00    |

| Description                                       | Current Period |             |             | Year-to-date |              |              | Annual         |
|---------------------------------------------------|----------------|-------------|-------------|--------------|--------------|--------------|----------------|
|                                                   | Actual         | Budget      | Variance    | Actual       | Budget       | Variance     | Budget         |
| GROUNDS                                           |                |             |             |              |              |              |                |
| 08100-000 Lake Maintenance                        | \$225.00       | \$316.67    | \$91.67     | \$679.56     | \$1,266.67   | \$587.11     | \$3,800.00     |
| 08110-000 Landscape & Irrigation Contract         | 7,000.00       | 7,500.00    | 500.00      | 27,000.00    | 30,000.00    | 3,000.00     | 90,000.00      |
| 08120-000 Irrigation Maintenance & Repairs        | 1,915.50       | 416.67      | (1,498.83)  | 2,366.36     | 1,666.67     | (699.69)     | 5,000.00       |
| 08130-000 Landscape Revitalization                | -              | 833.33      | 833.33      | 3,526.00     | 3,333.33     | (192.67)     | 10,000.00      |
| 08150-000 Gutter Cleaning                         | -              | 791.67      | 791.67      | 13,475.00    | 3,166.67     | (10,308.33)  | 9,500.00       |
| 08160-000 Tree Trimming                           | 650.00         | 3,333.33    | 2,683.33    | 5,150.00     | 13,333.32    | 8,183.32     | 40,000.00      |
| 08170-000 Mangrove Trimming                       | -              | 375.00      | 375.00      | 808.50       | 1,500.00     | 691.50       | 4,500.00       |
| Total GROUNDS                                     | \$9,790.50     | \$13,566.66 | \$3,776.16  | \$53,005.42  | \$54,266.65  | \$1,261.23   | \$162,800.00   |
| REPAIRS/MAINTENANCE                               |                |             |             |              |              |              |                |
| 08200-000 Pool Maintenance/Repairs/Parts/Supplies | 3,711.12       | 2,083.33    | (1,627.79)  | 22,307.74    | 8,333.33     | (13,974.41)  | 25,000.00      |
| 08230-000 Re-striping Parking Spaces              | -              | 500.00      | 500.00      | -            | 2,000.00     | 2,000.00     | 6,000.00       |
| 08235-000 Social Events                           | -              | 166.67      | 166.67      | -            | 666.67       | 666.67       | 2,000.00       |
| 08240-000 Tech Support & Repairs                  | 455.00         | 583.33      | 128.33      | 1,820.00     | 2,333.33     | 513.33       | 7,000.00       |
| 08260-000 Bad Debt Expense                        | -              | 1,250.00    | 1,250.00    | -            | 5,000.00     | 5,000.00     | 15,000.00      |
| Total REPAIRS/MAINTENANCE                         | \$4,166.12     | \$4,583.33  | \$417.21    | \$24,127.74  | \$18,333.33  | (\$5,794.41) | \$55,000.00    |
| UTILITIES                                         |                |             |             |              |              |              |                |
| 09010-000 Electricity                             | 3,305.14       | 4,166.67    | 861.53      | 14,108.78    | 16,666.68    | 2,557.90     | 50,000.00      |
| 09020-000 Water & Sewer                           | 342.63         | 500.00      | 157.37      | 2,281.10     | 2,000.00     | (281.10)     | 6,000.00       |
| 09030-000 Telephone & Internet Service            | 276.70         | 283.33      | 6.63        | 1,103.01     | 1,133.33     | 30.32        | 3,400.00       |
| 09040-000 Trash Removal                           | 524.71         | 216.67      | (308.04)    | 1,002.19     | 866.67       | (135.52)     | 2,600.00       |
| Total UTILITIES                                   | \$4,449.18     | \$5,166.67  | \$717.49    | \$18,495.08  | \$20,666.68  | \$2,171.60   | \$62,000.00    |
| RESERVES                                          |                |             |             |              |              |              |                |
| 09510-000 Reserve transfer                        | 36,048.00      | 36,048.00   | -           | 144,192.00   | 144,192.00   | -            | 432,576.00     |
| Total RESERVES                                    | \$36,048.00    | \$36,048.00 | \$-         | \$144,192.00 | \$144,192.00 | \$-          | \$432,576.00   |
| Total OPERATING EXPENSE                           | \$82,407.40    | \$92,214.57 | \$9,807.17  | \$369,698.20 | \$368,858.29 | (\$839.91)   | \$1,106,575.00 |
| Net Income:                                       | \$11,117.66    | \$0.00      | \$11,117.66 | \$16,079.42  | \$0.01       | \$16,079.41  | \$0.00         |