

# Balance Sheet

Period 03/31/2021

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## Riverwalk Master Association

|                                       | Operating                             | Reserves            | Total               |
|---------------------------------------|---------------------------------------|---------------------|---------------------|
| <b>Assets</b>                         |                                       |                     |                     |
| <u>Cash</u>                           |                                       |                     |                     |
| 1000                                  | Petty Cash                            | 100.00              | 100.00              |
| 1001                                  | Operating- Alliance Cash              | 175,463.84          | 175,463.84          |
| 1150                                  | Checking- Key Bank 2864               | 91.59               | 91.59               |
| 1205                                  | Savings- Alliance                     | 33,507.09           | 33,507.09           |
| <u>Total Cash</u>                     |                                       | <u>209,162.52</u>   | <u>209,162.52</u>   |
| <u>Reserve</u>                        |                                       |                     |                     |
| 1301                                  | Money Market- Key Bank                | 406,280.64          | 406,280.64          |
| <u>Total Reserve</u>                  |                                       | <u>406,280.64</u>   | <u>406,280.64</u>   |
| <u>Accounts Receivable</u>            |                                       |                     |                     |
| 1400                                  | Accounts Receivable                   | 6,485.13            | 6,485.13            |
| 1600                                  | Allowance for Doubtful Accounts       | (1,999.89)          | (1,999.89)          |
| <u>Total Accounts Receivable</u>      |                                       | <u>4,485.24</u>     | <u>4,485.24</u>     |
| <u>Fixed Assets</u>                   |                                       |                     |                     |
| 1905                                  | Furniture & Fixtures                  | 161,304.95          | 161,304.95          |
| 1910                                  | Accumulated Dep. Furniture & Fixtures | (161,304.95)        | (161,304.95)        |
| 1913                                  | Land                                  | 443,000.00          | 443,000.00          |
| 1915                                  | Buildings                             | 912,919.00          | 912,919.00          |
| 1920                                  | Accumulated Dep. Buildings            | (386,538.16)        | (386,538.16)        |
| 1925                                  | Equipment                             | 81,485.53           | 81,485.53           |
| 1930                                  | Accumulated Dep. Equipment            | (53,787.96)         | (53,787.96)         |
| <u>Total Fixed Assets</u>             |                                       | <u>997,078.41</u>   | <u>997,078.41</u>   |
| <u>Other Assets</u>                   |                                       |                     |                     |
| 1570                                  | Due From Reserve                      | 64,258.04           | 64,258.04           |
| 1700                                  | Prepaid Expenses                      | 1,654.00            | 1,654.00            |
| 1720                                  | Prepaid Insurance                     | 8,365.67            | 8,365.67            |
| 1730                                  | Prepaid Sewer                         | 596.00              | 596.00              |
| <u>Total Other Assets</u>             |                                       | <u>74,873.71</u>    | <u>74,873.71</u>    |
| <u>Total Assets</u>                   |                                       | <u>1,285,599.88</u> | <u>1,691,880.52</u> |
| <b>Liabilities &amp; Equity</b>       |                                       |                     |                     |
| <u>Current Liabilities</u>            |                                       |                     |                     |
| 2000                                  | Accounts Payable                      | 4,935.99            | 4,935.99            |
| 2100                                  | Deferred Income                       | 525.00              | 525.00              |
| 2160                                  | Damage Deposits                       | 550.00              | 550.00              |
| 2170                                  | Damage Deposit                        | 7,375.00            | 7,375.00            |
| 2200                                  | Prepaid Assessments                   | 45,966.72           | 45,966.72           |
| 2501                                  | Employee Insurance Payable            | 161.44              | 161.44              |
| 2670                                  | Due to Operating                      | 64,258.04           | 64,258.04           |
| <u>Total Current Liabilities</u>      |                                       | <u>64,258.04</u>    | <u>123,772.19</u>   |
| <u>Equity</u>                         |                                       |                     |                     |
| 3000                                  | Initial Contribution                  | 63,973.00           | 63,973.00           |
| 3300                                  | Retained Earnings- Reserve Fund       | 279,954.96          | 279,954.96          |
| 3900                                  | Retained Earnings                     | 1,106,302.47        | 1,106,302.47        |
|                                       | Net Income                            | 55,810.26           | 117,877.90          |
| <u>Total Equity</u>                   |                                       | <u>342,022.60</u>   | <u>1,568,108.33</u> |
| <u>Total Liabilities &amp; Equity</u> |                                       | <u>406,280.64</u>   | <u>1,691,880.52</u> |

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 3/1/2021 To 3/31/2021 11:59:00 PM

|  | Current Month Operating |                  |                 |                | Year to Date Operating |                   |                   |              | Annual            |
|--|-------------------------|------------------|-----------------|----------------|------------------------|-------------------|-------------------|--------------|-------------------|
|  | Actual                  | Budget           | \$ Var          | % Var          | Actual                 | Budget            | \$ Var            | % Var        |                   |
| <b>Income</b>                            |                         |                  |                 |                |                        |                   |                   |              |                   |
| <b><u>Income</u></b>                     |                         |                  |                 |                |                        |                   |                   |              |                   |
| 4000 Assessments                         | 38,640.00               | 38,640.00        | 0.00            | 0.00%          | 309,120.00             | 309,120.00        | 0.00              | 0.00%        | 463,680.00        |
| 4010 Reserve Transfer                    | (8,313.00)              | (8,313.00)       | 0.00            | 0.00%          | (66,505.00)            | (66,505.00)       | 0.00              | 0.00%        | (99,757.00)       |
| 4015 Late Fees                           | 100.00                  | 250.00           | (150.00)        | 60.00%         | 1,480.00               | 2,000.00          | (520.00)          | 26.00%       | 3,000.00          |
| 4020 Legal- Collections                  | 325.00                  | 167.00           | 158.00          | -94.61%        | 1,683.28               | 1,336.00          | 347.28            | -25.99%      | 2,000.00          |
| 4024 Legal- Foreclosure                  | 0.00                    | 125.00           | (125.00)        | 100.00%        | 0.00                   | 1,000.00          | (1,000.00)        | 100.00%      | 1,500.00          |
| 4115 Superlien Income                    | 0.00                    | 35.00            | (35.00)         | 100.00%        | 0.00                   | 280.00            | (280.00)          | 100.00%      | 420.00            |
| 4315 Newsletter                          | 365.00                  | 417.00           | (52.00)         | 12.47%         | 3,032.50               | 3,336.00          | (303.50)          | 9.10%        | 5,000.00          |
| 4390 Rec Center Rent and Fees            | 0.00                    | 167.00           | (167.00)        | 100.00%        | 840.00                 | 1,336.00          | (496.00)          | 37.13%       | 2,000.00          |
| 4395 Rec Center Rent and Fees- Non Resic | 1,875.00                | 1,500.00         | 375.00          | -25.00%        | 7,050.00               | 12,000.00         | (4,950.00)        | 41.25%       | 18,000.00         |
| 4700 Operating Interest Income           | 7.36                    | 25.00            | (17.64)         | 70.56%         | 69.10                  | 200.00            | (130.90)          | 65.45%       | 300.00            |
| 4990 Miscellaneous Income                | 4,145.16                | 42.00            | 4,103.16        | -9769.43%      | 4,147.46               | 336.00            | 3,811.46          | -1134.36%    | 500.00            |
| <b>TOTAL Income</b>                      | <b>37,144.52</b>        | <b>33,055.00</b> | <b>4,089.52</b> | <b>-12.37%</b> | <b>260,917.34</b>      | <b>264,439.00</b> | <b>(3,521.66)</b> | <b>1.33%</b> | <b>396,643.00</b> |
| <b>TOTAL Income</b>                      | <b>37,144.52</b>        | <b>33,055.00</b> | <b>4,089.52</b> | <b>-12.37%</b> | <b>260,917.34</b>      | <b>264,439.00</b> | <b>(3,521.66)</b> | <b>1.33%</b> | <b>396,643.00</b> |
| <b>Expense</b>                           |                         |                  |                 |                |                        |                   |                   |              |                   |
| <b><u>Administrative</u></b>             |                         |                  |                 |                |                        |                   |                   |              |                   |
| 5015 Accounting Fee                      | 1,380.00                | 1,380.00         | 0.00            | 0.00%          | 11,040.00              | 11,040.00         | 0.00              | 0.00%        | 16,560.00         |
| 5020 Legal- Collections                  | 325.00                  | 167.00           | (158.00)        | -94.61%        | 1,683.28               | 1,336.00          | (347.28)          | -25.99%      | 2,000.00          |
| 5024 Legal- Foreclosures                 | 0.00                    | 125.00           | 125.00          | 100.00%        | 0.00                   | 1,000.00          | 1,000.00          | 100.00%      | 1,500.00          |
| 5142 Legal- General                      | 0.00                    | 83.00            | 83.00           | 100.00%        | 0.00                   | 664.00            | 664.00            | 100.00%      | 1,000.00          |
| 5170 Audit & Tax Prep                    | 0.00                    | 0.00             | 0.00            | 0.00%          | 0.00                   | 1,500.00          | 1,500.00          | 100.00%      | 1,500.00          |
| 5180 Computer/ Web Maintenance           | 47.00                   | 417.00           | 370.00          | 88.73%         | 431.60                 | 3,336.00          | 2,904.40          | 87.06%       | 5,000.00          |
| 5245 Clubhouse Staff                     | 9,791.66                | 10,792.00        | 1,000.34        | 9.27%          | 80,177.23              | 86,336.00         | 6,158.77          | 7.13%        | 129,500.00        |
| 5260 Answering Service                   | 65.00                   | 65.00            | 0.00            | 0.00%          | 520.00                 | 520.00            | 0.00              | 0.00%        | 780.00            |
| 5315 Payroll Taxes                       | 732.50                  | 1,000.00         | 267.50          | 26.75%         | 5,910.66               | 8,000.00          | 2,089.34          | 26.12%       | 12,000.00         |
| 5320 Payroll Fees                        | 267.60                  | 333.00           | 65.40           | 19.64%         | 2,356.82               | 2,664.00          | 307.18            | 11.53%       | 4,000.00          |
| 5325 Insurance- Workman's Comp           | 0.00                    | 386.00           | 386.00          | 100.00%        | 4,005.00               | 3,088.00          | (917.00)          | -29.70%      | 4,632.00          |
| 5330 Payroll- Employee Insurance         | 586.07                  | 500.00           | (86.07)         | -17.21%        | 4,394.16               | 4,000.00          | (394.16)          | -9.85%       | 6,000.00          |
| 5385 Taxes and Licenses                  | 0.00                    | 21.00            | 21.00           | 100.00%        | 0.00                   | 168.00            | 168.00            | 100.00%      | 250.00            |

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 3/1/2021 To 3/31/2021 11:59:00 PM

|                                    | Current Month Operating |                  |                 |               | Year to Date Operating |                   |                  |               | Annual            |
|------------------------------------|-------------------------|------------------|-----------------|---------------|------------------------|-------------------|------------------|---------------|-------------------|
|                                    | Actual                  | Budget           | \$ Var          | % Var         | Actual                 | Budget            | \$ Var           | % Var         |                   |
| 5490 Bad Debt                      | 0.00                    | 83.00            | 83.00           | 100.00%       | 0.00                   | 664.00            | 664.00           | 100.00%       | 1,000.00          |
| 5525 Postage, Printing, Copies     | 197.72                  | 292.00           | 94.28           | 32.29%        | 2,077.47               | 2,336.00          | 258.53           | 11.07%        | 3,500.00          |
| 5550 Office Equipment- Lease       | 306.74                  | 375.00           | 68.26           | 18.20%        | 2,453.92               | 3,000.00          | 546.08           | 18.20%        | 4,500.00          |
| 5560 Office Supplies               | 0.00                    | 167.00           | 167.00          | 100.00%       | 505.26                 | 1,336.00          | 830.74           | 62.18%        | 2,000.00          |
| 5630 Meeting Expense               | 30.88                   | 0.00             | (30.88)         | 0.00%         | 111.23                 | 250.00            | 138.77           | 55.51%        | 250.00            |
| 5900 Miscellaneous/Processing Fees | 250.00                  | 250.00           | 0.00            | 0.00%         | 1,411.80               | 2,000.00          | 588.20           | 29.41%        | 3,000.00          |
| <b>TOTAL Administrative</b>        | <b>13,980.17</b>        | <b>16,436.00</b> | <b>2,455.83</b> | <b>14.94%</b> | <b>117,078.43</b>      | <b>133,238.00</b> | <b>16,159.57</b> | <b>12.13%</b> | <b>198,972.00</b> |
| <b><u>Buildings</u></b>            |                         |                  |                 |               |                        |                   |                  |               |                   |
| 6040 Exterminating                 | 70.00                   | 75.00            | 5.00            | 6.67%         | 585.00                 | 600.00            | 15.00            | 2.50%         | 900.00            |
| 6090 HVAC Maintenance              | 0.00                    | 458.00           | 458.00          | 100.00%       | 1,869.34               | 3,664.00          | 1,794.66         | 48.98%        | 5,500.00          |
| 6115 Fire Alarm/ Security System   | 0.00                    | 458.00           | 458.00          | 100.00%       | 5,469.40               | 3,664.00          | (1,805.40)       | -49.27%       | 5,500.00          |
| 6120 Carpet Cleaning               | 0.00                    | 300.00           | 300.00          | 100.00%       | 883.00                 | 2,400.00          | 1,517.00         | 63.21%        | 3,600.00          |
| 6150 General Building Maintenance  | 302.83                  | 458.00           | 155.17          | 33.88%        | 2,174.15               | 3,664.00          | 1,489.85         | 40.66%        | 5,500.00          |
| <b>TOTAL Buildings</b>             | <b>372.83</b>           | <b>1,749.00</b>  | <b>1,376.17</b> | <b>78.68%</b> | <b>10,980.89</b>       | <b>13,992.00</b>  | <b>3,011.11</b>  | <b>21.52%</b> | <b>21,000.00</b>  |
| <b><u>Insurance</u></b>            |                         |                  |                 |               |                        |                   |                  |               |                   |
| 5000 Insurance- Master             | 0.00                    | 0.00             | 0.00            | 0.00%         | 6,403.03               | 7,456.00          | 1,052.97         | 14.12%        | 22,371.00         |
| <b>TOTAL Insurance</b>             | <b>0.00</b>             | <b>0.00</b>      | <b>0.00</b>     | <b>0.00%</b>  | <b>6,403.03</b>        | <b>7,456.00</b>   | <b>1,052.97</b>  | <b>14.12%</b> | <b>22,371.00</b>  |
| <b><u>Landscaping</u></b>          |                         |                  |                 |               |                        |                   |                  |               |                   |
| 6200 Landscape Contract            | 0.00                    | 1,300.00         | 1,300.00        | 100.00%       | 5,690.00               | 10,400.00         | 4,710.00         | 45.29%        | 15,600.00         |
| 6210 Snow Removal                  | 7.99                    | 2,333.00         | 2,325.01        | 99.66%        | 682.99                 | 11,665.00         | 10,982.01        | 94.14%        | 14,000.00         |
| 6215 General Grounds Maintenance   | 74.62                   | 333.00           | 258.38          | 77.59%        | 2,286.83               | 2,664.00          | 377.17           | 14.16%        | 4,000.00          |
| 6220 Sprinkler Repairs             | 0.00                    | 0.00             | 0.00            | 0.00%         | 2,456.72               | 2,000.00          | (456.72)         | -22.84%       | 6,000.00          |
| 6230 Streets                       | 0.00                    | 0.00             | 0.00            | 0.00%         | 0.00                   | 0.00              | 0.00             | 0.00%         | 3,500.00          |
| 6260 Common Area Lights            | 0.00                    | 208.00           | 208.00          | 100.00%       | 1,250.00               | 1,664.00          | 414.00           | 24.88%        | 2,500.00          |
| 6357 Planting/ Foundation Beds     | 0.00                    | 0.00             | 0.00            | 0.00%         | 6,600.00               | 0.00              | (6,600.00)       | 0.00%         | 10,000.00         |
| <b>TOTAL Landscaping</b>           | <b>82.61</b>            | <b>4,174.00</b>  | <b>4,091.39</b> | <b>98.02%</b> | <b>18,966.54</b>       | <b>28,393.00</b>  | <b>9,426.46</b>  | <b>33.20%</b> | <b>55,600.00</b>  |
| <b><u>Recreation</u></b>           |                         |                  |                 |               |                        |                   |                  |               |                   |
| 6500 Clubhouse/ Cabana             | 7.00                    | 250.00           | 243.00          | 97.20%        | 489.50                 | 2,000.00          | 1,510.50         | 75.53%        | 3,000.00          |
| 6510 Pool/ Spas- Contract          | 910.00                  | 1,083.00         | 173.00          | 15.97%        | 8,414.86               | 8,664.00          | 249.14           | 2.88%         | 13,000.00         |
| 6515 Sauna/ Steam/ Locker Rooms    | 194.60                  | 42.00            | (152.60)        | -363.33%      | 194.60                 | 336.00            | 141.40           | 42.08%        | 500.00            |

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 3/1/2021 To 3/31/2021 11:59:00 PM

|  | Current Month Operating |                  |                  |                 | Year to Date Operating |                   |                  |                 | Annual            |
|--|-------------------------|------------------|------------------|-----------------|------------------------|-------------------|------------------|-----------------|-------------------|
|  | Actual                  | Budget           | \$ Var           | % Var           | Actual                 | Budget            | \$ Var           | % Var           |                   |
| 6516 General Pool/ Hot Tub               | 0.00                    | 167.00           | 167.00           | 100.00%         | 158.30                 | 1,336.00          | 1,177.70         | 88.15%          | 2,000.00          |
| 6560 Security                            | 625.00                  | 690.00           | 65.00            | 9.42%           | 4,900.00               | 5,520.00          | 620.00           | 11.23%          | 8,500.00          |
| 6570 Games/Fitness Equip Main.           | 455.00                  | 125.00           | (330.00)         | -264.00%        | 1,332.75               | 1,000.00          | (332.75)         | -33.28%         | 1,500.00          |
| 6580 Janitorial/ Housekeeping            | 2,864.00                | 1,949.00         | (915.00)         | -46.95%         | 9,811.60               | 12,208.00         | 2,396.40         | 19.63%          | 20,000.00         |
| 6630 Supplies- Cleaning & Paper Products | 149.95                  | 167.00           | 17.05            | 10.21%          | 1,267.38               | 1,336.00          | 68.62            | 5.14%           | 2,000.00          |
| 6643 Clubhouse Decorations               | 0.00                    | 42.00            | 42.00            | 100.00%         | 0.00                   | 336.00            | 336.00           | 100.00%         | 500.00            |
| <b>TOTAL Recreation</b>                  | <b>5,205.55</b>         | <b>4,515.00</b>  | <b>(690.55)</b>  | <b>-15.29%</b>  | <b>26,568.99</b>       | <b>32,736.00</b>  | <b>6,167.01</b>  | <b>18.84%</b>   | <b>51,000.00</b>  |
| <b><u>Utilities</u></b>                  |                         |                  |                  |                 |                        |                   |                  |                 |                   |
| 6703 Gas                                 | 731.92                  | 583.00           | (148.92)         | -25.54%         | 4,533.52               | 4,664.00          | 130.48           | 2.80%           | 7,000.00          |
| 6707 Electric                            | 1,137.72                | 1,250.00         | 112.28           | 8.98%           | 10,076.67              | 10,000.00         | (76.67)          | -0.77%          | 15,000.00         |
| 6710 Water & Sewer                       | 95.30                   | 1,167.00         | 1,071.70         | 91.83%          | 4,098.98               | 9,336.00          | 5,237.02         | 56.09%          | 14,000.00         |
| 6760 Trash                               | 121.30                  | 324.00           | 202.70           | 62.56%          | 928.11                 | 1,704.00          | 775.89           | 45.53%          | 3,000.00          |
| 6770 Telephone/ Pager                    | 601.60                  | 558.00           | (43.60)          | -7.81%          | 4,223.42               | 4,464.00          | 240.58           | 5.39%           | 6,700.00          |
| 6771 Cable/Internet/Satelite TV          | 156.07                  | 167.00           | 10.93            | 6.54%           | 1,248.50               | 1,336.00          | 87.50            | 6.55%           | 2,000.00          |
| <b>TOTAL Utilities</b>                   | <b>2,843.91</b>         | <b>4,049.00</b>  | <b>1,205.09</b>  | <b>29.76%</b>   | <b>25,109.20</b>       | <b>31,504.00</b>  | <b>6,394.80</b>  | <b>20.30%</b>   | <b>47,700.00</b>  |
| <b>TOTAL Expense</b>                     | <b>22,485.07</b>        | <b>30,923.00</b> | <b>8,437.93</b>  | <b>27.29%</b>   | <b>205,107.08</b>      | <b>247,319.00</b> | <b>42,211.92</b> | <b>17.07%</b>   | <b>396,643.00</b> |
| <b>Excess Revenue / Expense</b>          | <b>14,659.45</b>        | <b>2,132.00</b>  | <b>12,527.45</b> | <b>-587.59%</b> | <b>55,810.26</b>       | <b>17,120.00</b>  | <b>38,690.26</b> | <b>-225.99%</b> | <b>0.00</b>       |

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**

Period 3/1/2021 To 3/31/2021 11:59:00 PM

|                                | Current Month Reserves |          |        |       | Year to Date Reserves |           |            |        | Annual    |
|--------------------------------|------------------------|----------|--------|-------|-----------------------|-----------|------------|--------|-----------|
|                                | Actual                 | Budget   | \$ Var | % Var | Actual                | Budget    | \$ Var     | % Var  |           |
| <b>Income</b>                  |                        |          |        |       |                       |           |            |        |           |
| <b><u>Reserve Income</u></b>   |                        |          |        |       |                       |           |            |        |           |
| 8010 Reserve Transfer          | 8,313.00               | 8,313.00 | 0.00   | 0.00% | 66,505.00             | 66,505.00 | 0.00       | 0.00%  | 99,757.00 |
| 8700 Reserve Interest Income   | 0.00                   | 0.00     | 0.00   | 0.00% | 21.36                 | 0.00      | 21.36      | 0.00%  | 0.00      |
| TOTAL Reserve Income           | 8,313.00               | 8,313.00 | 0.00   | 0.00% | 66,526.36             | 66,505.00 | 21.36      | -0.03% | 99,757.00 |
| TOTAL Income                   | 8,313.00               | 8,313.00 | 0.00   | 0.00% | 66,526.36             | 66,505.00 | 21.36      | -0.03% | 99,757.00 |
| <b>Expense</b>                 |                        |          |        |       |                       |           |            |        |           |
| <b><u>Reserve Expenses</u></b> |                        |          |        |       |                       |           |            |        |           |
| 9205 Clubhouse                 | 0.00                   | 0.00     | 0.00   | 0.00% | (1,780.00)            | 0.00      | 1,780.00   | 0.00%  | 0.00      |
| 9210 Pool/ Spa                 | 0.00                   | 0.00     | 0.00   | 0.00% | 6,238.72              | 0.00      | (6,238.72) | 0.00%  | 0.00      |
| TOTAL Reserve Expenses         | 0.00                   | 0.00     | 0.00   | 0.00% | 4,458.72              | 0.00      | (4,458.72) | 0.00%  | 0.00      |
| TOTAL Expense                  | 0.00                   | 0.00     | 0.00   | 0.00% | 4,458.72              | 0.00      | (4,458.72) | 0.00%  | 0.00      |
| Excess Revenue / Expense       | 8,313.00               | 8,313.00 | 0.00   | 0.00% | 62,067.64             | 66,505.00 | (4,437.36) | 6.67%  | 99,757.00 |