

Balance Sheet

Period 07/31/2021

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Riverwalk Master Association

	Operating	Reserves	Total	
Assets				
<u>Cash</u>				
1000	Petty Cash	100.00	100.00	
1001	Operating- Alliance Cash	197,536.67	197,536.67	
1150	Checking- Key Bank 2864	91.59	91.59	
1205	Savings- Alliance	33,518.29	33,518.29	
<u>Total Cash</u>		<u>231,246.55</u>	<u>231,246.55</u>	
<u>Reserve</u>				
1301	Money Market- Key Bank	439,550.15	439,550.15	
<u>Total Reserve</u>		<u>439,550.15</u>	<u>439,550.15</u>	
<u>Accounts Receivable</u>				
1400	Accounts Receivable	6,762.13	6,762.13	
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)	
<u>Total Accounts Receivable</u>		<u>4,762.24</u>	<u>4,762.24</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	71,315.41	71,315.41	
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>81,931.08</u>	<u>81,931.08</u>	
<u>Total Assets</u>		<u>1,315,018.28</u>	<u>1,754,568.43</u>	
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	10,212.12	19,810.00	30,022.12
2100	Deferred Income	525.00		525.00
2160	Damage Deposits	550.00		550.00
2170	Damage Deposit	6,605.00		6,605.00
2200	Prepaid Assessments	47,851.72		47,851.72
2501	Employee Insurance Payable	1,084.82		1,084.82
2670	Due to Operating		71,315.41	71,315.41
<u>Total Current Liabilities</u>		<u>66,828.66</u>	<u>91,125.41</u>	<u>157,954.07</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	77,914.15	68,469.78	146,383.93
<u>Total Equity</u>		<u>1,248,189.62</u>	<u>348,424.74</u>	<u>1,596,614.36</u>
<u>Total Liabilities & Equity</u>		<u>1,315,018.28</u>	<u>439,550.15</u>	<u>1,754,568.43</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 7/1/2021 To 7/31/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Income</u>									
4000 Assessments	38,640.00	38,640.00	0.00	0.00%	463,680.00	463,680.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,313.00)	(8,313.00)	0.00	0.00%	(99,757.00)	(99,757.00)	0.00	0.00%	(99,757.00)
4015 Late Fees	200.00	250.00	(50.00)	20.00%	2,155.00	3,000.00	(845.00)	28.17%	3,000.00
4020 Legal- Collections	0.00	166.00	(166.00)	100.00%	2,205.28	2,000.00	205.28	-10.26%	2,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,500.00	(1,500.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	420.00	(420.00)	100.00%	420.00
4315 Newsletter	1,350.00	413.00	937.00	-226.88%	4,517.50	5,000.00	(482.50)	9.65%	5,000.00
4390 Rec Center Rent and Fees	200.00	163.00	37.00	-22.70%	2,240.00	2,000.00	240.00	-12.00%	2,000.00
4395 Rec Center Rent and Fees- Non Resic	1,635.00	1,500.00	135.00	-9.00%	24,639.24	18,000.00	6,639.24	-36.88%	18,000.00
4700 Operating Interest Income	7.36	25.00	(17.64)	70.56%	92.88	300.00	(207.12)	69.04%	300.00
4990 Miscellaneous Income	45.00	38.00	7.00	-18.42%	4,217.46	500.00	3,717.46	-743.49%	500.00
TOTAL Income	33,764.36	33,042.00	722.36	-2.19%	403,990.36	396,643.00	7,347.36	-1.85%	396,643.00
TOTAL Income	33,764.36	33,042.00	722.36	-2.19%	403,990.36	396,643.00	7,347.36	-1.85%	396,643.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	16,560.00	16,560.00	0.00	0.00%	16,560.00
5020 Legal- Collections	0.00	166.00	166.00	100.00%	2,205.28	2,000.00	(205.28)	-10.26%	2,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
5142 Legal- General	0.00	87.00	87.00	100.00%	0.00	1,000.00	1,000.00	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	163.00	116.00	71.17%	993.91	2,000.00	1,006.09	50.30%	2,000.00
5245 Clubhouse Staff	10,883.66	10,462.00	(421.66)	-4.03%	121,664.37	125,500.00	3,835.63	3.06%	125,500.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	810.00	780.00	(30.00)	-3.85%	780.00
5315 Payroll Taxes	786.28	1,000.00	213.72	21.37%	8,914.24	12,000.00	3,085.76	25.71%	12,000.00
5320 Payroll Fees	334.91	334.00	(0.91)	-0.27%	3,549.32	4,000.00	450.68	11.27%	4,000.00
5325 Insurance- Workman's Comp	2,239.00	386.00	(1,853.00)	-480.05%	6,763.00	4,632.00	(2,131.00)	-46.01%	4,632.00
5330 Payroll- Employee Insurance	1,348.01	1,000.00	(348.01)	-34.80%	7,500.38	7,000.00	(500.38)	-7.15%	7,000.00
5385 Taxes and Licenses	0.00	20.00	20.00	100.00%	0.00	250.00	250.00	100.00%	250.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 7/1/2021 To 7/31/2021 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	84.00	84.00	100.00%	0.00	1,000.00	1,000.00	100.00%	1,000.00
5525 Postage, Printing, Copies	166.73	288.00	121.27	42.11%	2,741.17	3,500.00	758.83	21.68%	3,500.00
5550 Office Equipment- Lease	306.74	375.00	68.26	18.20%	3,680.88	4,500.00	819.12	18.20%	4,500.00
5560 Office Supplies	0.00	163.00	163.00	100.00%	790.52	2,000.00	1,209.48	60.47%	2,000.00
5630 Meeting Expense	612.72	0.00	(612.72)	0.00%	723.95	250.00	(473.95)	-189.58%	250.00
5900 Miscellaneous/Processing Fees	85.00	250.00	165.00	66.00%	2,063.80	3,000.00	936.20	31.21%	3,000.00
TOTAL Administrative	18,265.05	16,348.00	(1,917.05)	-11.73%	178,960.82	192,972.00	14,011.18	7.26%	192,972.00
<u>Buildings</u>									
6040 Exterminating	75.00	75.00	0.00	0.00%	885.00	900.00	15.00	1.67%	900.00
6090 HVAC Maintenance	0.00	462.00	462.00	100.00%	3,981.67	5,500.00	1,518.33	27.61%	5,500.00
6115 Fire Alarm/ Security System	0.00	625.00	625.00	100.00%	7,181.20	7,500.00	318.80	4.25%	7,500.00
6120 Carpet Cleaning	765.00	300.00	(465.00)	-155.00%	2,458.00	3,600.00	1,142.00	31.72%	3,600.00
6150 General Building Maintenance	931.24	462.00	(469.24)	-101.57%	4,085.84	5,500.00	1,414.16	25.71%	5,500.00
TOTAL Buildings	1,771.24	1,924.00	152.76	7.94%	18,591.71	23,000.00	4,408.29	19.17%	23,000.00
<u>Insurance</u>									
5000 Insurance- Master	1,348.01	3,731.00	2,382.99	63.87%	15,041.09	22,371.00	7,329.91	32.77%	22,371.00
TOTAL Insurance	1,348.01	3,731.00	2,382.99	63.87%	15,041.09	22,371.00	7,329.91	32.77%	22,371.00
<u>Landscaping</u>									
6200 Landscape Contract	3,256.00	713.00	(2,543.00)	-356.66%	9,786.00	8,600.00	(1,186.00)	-13.79%	8,600.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	1,297.99	5,000.00	3,702.01	74.04%	5,000.00
6215 General Grounds Maintenance	104.78	337.00	232.22	68.91%	3,158.13	4,000.00	841.87	21.05%	4,000.00
6220 Sprinkler Repairs	0.00	1,000.00	1,000.00	100.00%	3,031.72	6,000.00	2,968.28	49.47%	6,000.00
6230 Streets	0.00	0.00	0.00	0.00%	0.00	3,500.00	3,500.00	100.00%	3,500.00
6260 Common Area Lights	0.00	212.00	212.00	100.00%	1,565.00	2,500.00	935.00	37.40%	2,500.00
6357 Planting/ Foundation Beds	0.00	5,000.00	5,000.00	100.00%	6,600.00	26,000.00	19,400.00	74.62%	26,000.00
TOTAL Landscaping	3,360.78	7,262.00	3,901.22	53.72%	25,438.84	55,600.00	30,161.16	54.25%	55,600.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	123.01	250.00	126.99	50.80%	2,281.85	3,000.00	718.15	23.94%	3,000.00
6510 Pool/ Spas- Contract	1,921.46	1,087.00	(834.46)	-76.77%	12,215.64	13,000.00	784.36	6.03%	13,000.00
6515 Suana/ Steam/ Locker Rooms	0.00	38.00	38.00	100.00%	194.60	500.00	305.40	61.08%	500.00

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6516 General Pool/ Hot Tub	0.00	413.00	413.00	100.00%	3,423.15	5,000.00	1,576.85	31.54%	5,000.00
6560 Security	615.00	910.00	295.00	32.42%	7,370.00	8,500.00	1,130.00	13.29%	8,500.00
6570 Games/Fitness Equip Main.	1,572.70	125.00	(1,447.70)	-1158.16%	2,987.20	1,500.00	(1,487.20)	-99.15%	1,500.00
6580 Janitorial/ Housekeeping	0.00	1,945.00	1,945.00	100.00%	13,036.60	20,000.00	6,963.40	34.82%	20,000.00
6630 Supplies- Cleaning & Paper Products	454.73	250.00	(204.73)	-81.89%	2,288.32	3,000.00	711.68	23.72%	3,000.00
6643 Clubhouse Decorations	0.00	41.00	41.00	100.00%	0.00	500.00	500.00	100.00%	500.00
TOTAL Recreation	4,686.90	5,059.00	372.10	7.36%	43,797.36	55,000.00	11,202.64	20.37%	55,000.00
Utilities									
6703 Gas	1,193.83	587.00	(606.83)	-103.38%	7,444.94	7,000.00	(444.94)	-6.36%	7,000.00
6707 Electric	3,351.44	1,250.00	(2,101.44)	-168.12%	17,141.23	15,000.00	(2,141.23)	-14.27%	15,000.00
6710 Water & Sewer	3,304.37	1,163.00	(2,141.37)	-184.12%	9,263.64	14,000.00	4,736.36	33.83%	14,000.00
6760 Trash	175.09	324.00	148.91	45.96%	1,470.84	3,000.00	1,529.16	50.97%	3,000.00
6770 Telephone/ Pager	1,017.86	562.00	(455.86)	-81.11%	7,052.96	6,700.00	(352.96)	-5.27%	6,700.00
6771 Cable/Internet/Satellite TV	156.07	163.00	6.93	4.25%	1,872.78	2,000.00	127.22	6.36%	2,000.00
TOTAL Utilities	9,198.66	4,049.00	(5,149.66)	-127.18%	44,246.39	47,700.00	3,453.61	7.24%	47,700.00
TOTAL Expense	38,630.64	38,373.00	(257.64)	-0.67%	326,076.21	396,643.00	70,566.79	17.79%	396,643.00
Excess Revenue / Expense	(4,866.28)	(5,331.00)	464.72	8.72%	77,914.15	0.00	77,914.15	0.00%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 7/1/2021 To 7/31/2021 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Reserve Income</u>									
8010 Reserve Transfer	8,313.00	8,313.00	0.00	0.00%	99,757.00	99,757.00	0.00	0.00%	99,757.00
8700 Reserve Interest Income	3.69	0.00	3.69	0.00%	38.87	0.00	38.87	0.00%	0.00
TOTAL Reserve Income	<u>8,316.69</u>	<u>8,313.00</u>	<u>3.69</u>	<u>-0.04%</u>	<u>99,795.87</u>	<u>99,757.00</u>	<u>38.87</u>	<u>-0.04%</u>	<u>99,757.00</u>
TOTAL Income	<u>8,316.69</u>	<u>8,313.00</u>	<u>3.69</u>	<u>-0.04%</u>	<u>99,795.87</u>	<u>99,757.00</u>	<u>38.87</u>	<u>-0.04%</u>	<u>99,757.00</u>
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	19,810.00	0.00	(19,810.00)	0.00%	20,226.89	0.00	(20,226.89)	0.00%	0.00
9210 Pool/ Spa	4,860.48	0.00	(4,860.48)	0.00%	11,099.20	0.00	(11,099.20)	0.00%	0.00
TOTAL Reserve Expenses	<u>24,670.48</u>	<u>0.00</u>	<u>(24,670.48)</u>	<u>0.00%</u>	<u>31,326.09</u>	<u>0.00</u>	<u>(31,326.09)</u>	<u>0.00%</u>	<u>0.00</u>
TOTAL Expense	<u>24,670.48</u>	<u>0.00</u>	<u>(24,670.48)</u>	<u>0.00%</u>	<u>31,326.09</u>	<u>0.00</u>	<u>(31,326.09)</u>	<u>0.00%</u>	<u>0.00</u>
Excess Revenue / Expense	<u>(16,353.79)</u>	<u>8,313.00</u>	<u>(24,666.79)</u>	<u>296.73%</u>	<u>68,469.78</u>	<u>99,757.00</u>	<u>(31,287.22)</u>	<u>31.36%</u>	<u>99,757.00</u>