

Balance Sheet

Period 10/31/2021

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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	168,845.83	168,845.83
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,526.74	33,526.74
<u>Total Cash</u>		<u>202,564.16</u>	<u>202,564.16</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	436,380.81	436,380.81
<u>Total Reserve</u>		<u>436,380.81</u>	<u>436,380.81</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	7,684.13	7,684.13
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>5,684.24</u>	<u>5,684.24</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	92,817.93	92,817.93
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>103,433.60</u>	<u>103,433.60</u>
<u>Total Assets</u>		<u>1,308,760.41</u>	<u>1,745,141.22</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	2,542.90	2,542.90
2100	Deferred Income	525.00	525.00
2160	Damage Deposits	550.00	550.00
2170	Damage Deposit	4,905.00	4,905.00
2200	Prepaid Assessments	49,542.16	49,542.16
2501	Employee Insurance Payable	1,967.84	1,967.84
2670	Due to Operating	92,817.93	92,817.93
<u>Total Current Liabilities</u>		<u>60,032.90</u>	<u>152,850.83</u>
<u>Equity</u>			
3000	Initial Contribution	63,973.00	63,973.00
3300	Retained Earnings- Reserve Fund	349,924.74	349,924.74
3900	Retained Earnings	1,160,732.41	1,160,732.41
	Net Income	24,022.10	17,660.24
<u>Total Equity</u>		<u>1,248,727.51</u>	<u>1,592,290.39</u>
<u>Total Liabilities & Equity</u>		<u>1,308,760.41</u>	<u>1,745,141.22</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 10/1/2021 To 10/31/2021 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%	115,990.00	115,920.00	70.00	-0.06%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(25,932.64)	(25,932.64)	0.00	0.00%	(103,732.00)
4015 Late Fees	125.00	250.00	(125.00)	50.00%	425.00	750.00	(325.00)	43.33%	3,000.00
4020 Legal- Collections	49.00	250.00	(201.00)	80.40%	49.00	750.00	(701.00)	93.47%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	375.00	(375.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	105.00	(105.00)	100.00%	420.00
4315 Newsletter	135.00	417.00	(282.00)	67.63%	365.00	1,251.00	(886.00)	70.82%	5,000.00
4390 Rec Center Rent and Fees	0.00	167.00	(167.00)	100.00%	3,900.00	501.00	3,399.00	-678.44%	2,000.00
4395 Rec Center Rent and Fees- Non Resic	4,400.00	2,500.00	1,900.00	-76.00%	12,225.00	7,500.00	4,725.00	-63.00%	30,000.00
4700 Operating Interest Income	7.15	25.00	(17.85)	71.40%	21.06	75.00	(53.94)	71.92%	300.00
4990 Miscellaneous Income	20.00	42.00	(22.00)	52.38%	736.00	126.00	610.00	-484.13%	500.00
TOTAL Income	<u>34,732.15</u>	<u>33,807.00</u>	<u>925.15</u>	<u>-2.74%</u>	<u>107,778.42</u>	<u>101,420.36</u>	<u>6,358.06</u>	<u>-6.27%</u>	<u>405,668.00</u>
TOTAL Income	<u>34,732.15</u>	<u>33,807.00</u>	<u>925.15</u>	<u>-2.74%</u>	<u>107,778.42</u>	<u>101,420.36</u>	<u>6,358.06</u>	<u>-6.27%</u>	<u>405,668.00</u>
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	4,140.00	4,140.00	0.00	0.00%	16,560.00
5020 Legal- Collections	49.00	250.00	201.00	80.40%	49.00	750.00	701.00	93.47%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	375.00	375.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	0.00	249.00	249.00	100.00%	1,000.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00
5180 Computer/ Web Maintenance	148.25	417.00	268.75	64.45%	242.25	1,251.00	1,008.75	80.64%	5,000.00
5245 Clubhouse Staff	10,116.66	11,833.00	1,716.34	14.50%	30,570.98	35,499.00	4,928.02	13.88%	142,000.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	225.00	195.00	(30.00)	-15.38%	780.00
5315 Payroll Taxes	717.02	1,000.00	282.98	28.30%	2,171.04	3,000.00	828.96	27.63%	12,000.00
5320 Payroll Fees	324.09	417.00	92.91	22.28%	951.58	1,251.00	299.42	23.93%	5,000.00
5325 Insurance- Workman's Comp	617.00	391.00	(226.00)	-57.80%	1,234.00	1,173.00	(61.00)	-5.20%	4,700.00
5330 Payroll- Employee Insurance	0.00	583.00	583.00	100.00%	1,172.14	1,749.00	576.86	32.98%	7,000.00
5385 Taxes and Licenses	0.00	8.00	8.00	100.00%	0.00	24.00	24.00	100.00%	100.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 10/1/2021 To 10/31/2021 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	63.00	63.00	100.00%	0.00	189.00	189.00	100.00%	750.00
5525 Postage, Printing, Copies	201.78	292.00	90.22	30.90%	2,125.48	876.00	(1,249.48)	-142.63%	3,500.00
5550 Office Equipment- Lease	306.74	333.00	26.26	7.89%	920.22	999.00	78.78	7.89%	4,000.00
5560 Office Supplies	532.64	125.00	(407.64)	-326.11%	704.41	375.00	(329.41)	-87.84%	1,500.00
5630 Meeting Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	150.00
5900 Miscellaneous/Processing Fees	190.00	208.00	18.00	8.65%	595.00	624.00	29.00	4.65%	2,500.00
TOTAL Administrative	14,658.18	17,573.00	2,914.82	16.59%	45,101.10	52,719.00	7,617.90	14.45%	212,540.00
<u>Buildings</u>									
6040 Exterminating	75.00	75.00	0.00	0.00%	225.00	225.00	0.00	0.00%	900.00
6090 HVAC Maintenance	0.00	0.00	0.00	0.00%	948.00	1,375.00	427.00	31.05%	5,500.00
6115 Fire Alarm/ Security System	1,667.80	458.00	(1,209.80)	-264.15%	3,335.60	1,374.00	(1,961.60)	-142.77%	5,500.00
6120 Carpet Cleaning	0.00	300.00	300.00	100.00%	175.00	900.00	725.00	80.56%	3,600.00
6150 General Building Maintenance	0.00	500.00	500.00	100.00%	0.00	1,500.00	1,500.00	100.00%	6,000.00
TOTAL Buildings	1,742.80	1,333.00	(409.80)	-30.74%	4,683.60	5,374.00	690.40	12.85%	21,500.00
<u>Insurance</u>									
5000 Insurance- Master	0.00	1,748.00	1,748.00	100.00%	4,319.18	5,244.00	924.82	17.64%	20,978.00
TOTAL Insurance	0.00	1,748.00	1,748.00	100.00%	4,319.18	5,244.00	924.82	17.64%	20,978.00
<u>Landscaping</u>									
6200 Landscape Contract	0.00	1,125.00	1,125.00	100.00%	2,520.00	3,375.00	855.00	25.33%	9,000.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10,000.00
6215 General Grounds Maintenance	74.62	333.00	258.38	77.59%	346.76	999.00	652.24	65.29%	4,000.00
6220 Sprinkler Repairs	0.00	0.00	0.00	0.00%	900.00	1,000.00	100.00	10.00%	5,000.00
6230 Streets	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
6260 Common Area Lights	0.00	208.00	208.00	100.00%	1,100.00	624.00	(476.00)	-76.28%	2,500.00
6357 Planting/ Foundation Beds	0.00	0.00	0.00	0.00%	0.00	2,333.00	2,333.00	100.00%	7,000.00
TOTAL Landscaping	74.62	1,666.00	1,591.38	95.52%	4,866.76	8,331.00	3,464.24	41.58%	40,000.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	685.19	333.00	(352.19)	-105.76%	806.66	999.00	192.34	19.25%	4,000.00
6510 Pool/ Spas- Contract	979.26	1,333.00	353.74	26.54%	3,675.04	3,999.00	323.96	8.10%	16,000.00
6515 Suana/ Steam/ Locker Rooms	494.85	42.00	(452.85)	-1078.21%	494.85	126.00	(368.85)	-292.74%	500.00

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Riverwalk Master Association Statement of Revenues and Expenses

Period 10/1/2021 To 10/31/2021 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	417.00	417.00	100.00%	(639.38)	1,251.00	1,890.38	151.11%	5,000.00
6560 Security	690.00	767.00	77.00	10.04%	1,995.00	2,301.00	306.00	13.30%	9,200.00
6570 Games/Fitness Equip Main.	0.00	167.00	167.00	100.00%	185.00	501.00	316.00	63.07%	2,000.00
6580 Janitorial/ Housekeeping	1,150.00	1,667.00	517.00	31.01%	4,450.00	5,001.00	551.00	11.02%	20,000.00
6630 Supplies- Cleaning & Paper Products	174.25	188.00	13.75	7.31%	174.25	564.00	389.75	69.10%	2,250.00
6643 Clubhouse Decorations	0.00	42.00	42.00	100.00%	0.00	126.00	126.00	100.00%	500.00
TOTAL Recreation	4,173.55	4,956.00	782.45	15.79%	11,141.42	14,868.00	3,726.58	25.06%	59,450.00
<u>Utilities</u>									
6703 Gas	324.78	667.00	342.22	51.31%	1,112.54	2,001.00	888.46	44.40%	8,000.00
6707 Electric	1,613.47	1,417.00	(196.47)	-13.87%	3,913.52	4,251.00	337.48	7.94%	17,000.00
6710 Water & Sewer	4,407.38	1,250.00	(3,157.38)	-252.59%	6,290.02	3,750.00	(2,540.02)	-67.73%	15,000.00
6760 Trash	175.63	183.00	7.37	4.03%	526.28	549.00	22.72	4.14%	2,200.00
6770 Telephone/ Pager	582.94	583.00	0.06	0.01%	1,333.69	1,749.00	415.31	23.75%	7,000.00
6771 Cable/Internet/Satellite TV	312.14	167.00	(145.14)	-86.91%	468.21	501.00	32.79	6.54%	2,000.00
TOTAL Utilities	7,416.34	4,267.00	(3,149.34)	-73.81%	13,644.26	12,801.00	(843.26)	-6.59%	51,200.00
TOTAL Expense	28,065.49	31,543.00	3,477.51	11.02%	83,756.32	99,337.00	15,580.68	15.68%	405,668.00
Excess Revenue / Expense	6,666.66	2,264.00	4,402.66	-194.46%	24,022.10	2,083.36	21,938.74	0.00%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 10/1/2021 To 10/31/2021 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	8,644.00	8,644.00	0.00	0.00%	25,932.64	25,932.64	0.00	0.00%	103,732.00
8700 Reserve Interest Income	7.25	0.00	7.25	0.00%	11.02	0.00	11.02	0.00%	0.00
TOTAL Reserve Income	<u>8,651.25</u>	<u>8,644.00</u>	<u>7.25</u>	<u>-0.08%</u>	<u>25,943.66</u>	<u>25,932.64</u>	<u>11.02</u>	<u>-0.04%</u>	<u>103,732.00</u>
TOTAL Income	<u>8,651.25</u>	<u>8,644.00</u>	<u>7.25</u>	<u>-0.08%</u>	<u>25,943.66</u>	<u>25,932.64</u>	<u>11.02</u>	<u>-0.04%</u>	<u>103,732.00</u>
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	2,848.00	0.00	(2,848.00)	0.00%	5,210.52	0.00	(5,210.52)	0.00%	0.00
9210 Pool/ Spa	0.00	0.00	0.00	0.00%	27,095.00	0.00	(27,095.00)	0.00%	0.00
TOTAL Reserve Expenses	<u>2,848.00</u>	<u>0.00</u>	<u>(2,848.00)</u>	<u>0.00%</u>	<u>32,305.52</u>	<u>0.00</u>	<u>(32,305.52)</u>	<u>0.00%</u>	<u>0.00</u>
TOTAL Expense	<u>2,848.00</u>	<u>0.00</u>	<u>(2,848.00)</u>	<u>0.00%</u>	<u>32,305.52</u>	<u>0.00</u>	<u>(32,305.52)</u>	<u>0.00%</u>	<u>0.00</u>
Excess Revenue / Expense	<u>5,803.25</u>	<u>8,644.00</u>	<u>(2,840.75)</u>	<u>32.86%</u>	<u>(6,361.86)</u>	<u>25,932.64</u>	<u>(32,294.50)</u>	<u>124.53%</u>	<u>103,732.00</u>