

Balance Sheet

Period 12/31/2021

1

Riverwalk Master Association

	Operating	Reserves	Total
Assets			
<u>Cash</u>			
1000	Petty Cash	100.00	100.00
1001	Operating- Alliance Cash	171,992.81	171,992.81
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,532.34	33,532.34
<u>Total Cash</u>		<u>205,716.74</u>	<u>205,716.74</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	453,672.41	453,672.41
<u>Total Reserve</u>		<u>453,672.41</u>	<u>453,672.41</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	8,071.13	8,071.13
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>6,071.24</u>	<u>6,071.24</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	99,224.61	99,224.61
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>109,840.28</u>	<u>109,840.28</u>
<u>Total Assets</u>		<u>1,318,706.67</u>	<u>1,772,379.08</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	3,576.57	3,576.57
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	47,997.89	47,997.89
2501	Employee Insurance Payable	2,151.16	2,151.16
2670	Due to Operating	99,224.61	99,224.61
<u>Total Current Liabilities</u>		<u>99,224.61</u>	<u>158,930.23</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	34,295.64	38,818.70
<u>Total Equity</u>		<u>354,447.80</u>	<u>1,613,448.85</u>
<u>Total Liabilities & Equity</u>		<u>1,318,706.67</u>	<u>1,772,379.08</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 12/1/2021 To 12/31/2021 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%	193,200.00	193,200.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(43,220.64)	(43,220.64)	0.00	0.00%	(103,732.00)
4015 Late Fees	225.00	250.00	(25.00)	10.00%	885.00	1,250.00	(365.00)	29.20%	3,000.00
4020 Legal- Collections	0.00	250.00	(250.00)	100.00%	49.00	1,250.00	(1,201.00)	96.08%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	625.00	(625.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	175.00	(175.00)	100.00%	420.00
4315 Newsletter	180.00	417.00	(237.00)	56.83%	680.00	2,085.00	(1,405.00)	67.39%	5,000.00
4390 Rec Center Rent and Fees	0.00	167.00	(167.00)	100.00%	3,900.00	835.00	3,065.00	-367.07%	2,000.00
4395 Rec Center Rent and Fees- Non Resic	0.00	2,500.00	(2,500.00)	100.00%	16,025.00	12,500.00	3,525.00	-28.20%	30,000.00
4700 Operating Interest Income	6.71	25.00	(18.29)	73.16%	34.34	125.00	(90.66)	72.53%	300.00
4990 Miscellaneous Income	60.00	42.00	18.00	-42.86%	796.00	210.00	586.00	-279.05%	500.00
TOTAL Income	30,467.71	33,807.00	(3,339.29)	9.88%	172,348.70	169,034.36	3,314.34	-1.96%	405,668.00
TOTAL Income	30,467.71	33,807.00	(3,339.29)	9.88%	172,348.70	169,034.36	3,314.34	-1.96%	405,668.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	6,900.00	6,900.00	0.00	0.00%	16,560.00
5020 Legal- Collections	0.00	250.00	250.00	100.00%	49.00	1,250.00	1,201.00	96.08%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	625.00	625.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	0.00	415.00	415.00	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	72.00	417.00	345.00	82.73%	361.25	2,085.00	1,723.75	82.67%	5,000.00
5245 Clubhouse Staff	9,921.66	11,833.00	1,911.34	16.15%	50,701.50	59,165.00	8,463.50	14.30%	142,000.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	375.00	325.00	(50.00)	-15.38%	780.00
5315 Payroll Taxes	691.58	1,000.00	308.42	30.84%	3,569.38	5,000.00	1,430.62	28.61%	12,000.00
5320 Payroll Fees	296.07	417.00	120.93	29.00%	1,545.32	2,085.00	539.68	25.88%	5,000.00
5325 Insurance- Workman's Comp	617.00	391.00	(226.00)	-57.80%	2,468.00	1,955.00	(513.00)	-26.24%	4,700.00
5330 Payroll- Employee Insurance	765.01	583.00	(182.01)	-31.22%	2,523.22	2,915.00	391.78	13.44%	7,000.00
5385 Taxes and Licenses	0.00	8.00	8.00	100.00%	0.00	40.00	40.00	100.00%	100.00

1/12/2022 12:59:01 PM

Riverwalk Master Association

Statement of Revenues and Expenses

Period 12/1/2021 To 12/31/2021 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	315.00	315.00	100.00%	750.00
5525 Postage, Printing, Copies	70.82	292.00	221.18	75.75%	2,472.24	1,460.00	(1,012.24)	-69.33%	3,500.00
5550 Office Equipment- Lease	306.74	333.00	26.26	7.89%	1,533.70	1,665.00	131.30	7.89%	4,000.00
5560 Office Supplies	0.00	125.00	125.00	100.00%	768.74	625.00	(143.74)	-23.00%	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	180.00	208.00	28.00	13.46%	1,005.00	1,040.00	35.00	3.37%	2,500.00
TOTAL Administrative	14,375.88	17,573.00	3,197.12	18.19%	74,272.35	87,865.00	13,592.65	15.47%	212,540.00
<u>Buildings</u>									
6040 Exterminating	75.00	75.00	0.00	0.00%	300.00	375.00	75.00	20.00%	900.00
6090 HVAC Maintenance	976.00	1,375.00	399.00	29.02%	1,924.00	2,750.00	826.00	30.04%	5,500.00
6115 Fire Alarm/ Security System	0.00	458.00	458.00	100.00%	3,397.71	2,290.00	(1,107.71)	-48.37%	5,500.00
6120 Carpet Cleaning	220.00	300.00	80.00	26.67%	590.00	1,500.00	910.00	60.67%	3,600.00
6150 General Building Maintenance	0.00	500.00	500.00	100.00%	499.50	2,500.00	2,000.50	80.02%	6,000.00
TOTAL Buildings	1,271.00	2,708.00	1,437.00	53.06%	6,711.21	9,415.00	2,703.79	28.72%	21,500.00
<u>Insurance</u>									
5000 Insurance- Master	1,589.34	1,748.00	158.66	9.08%	10,154.26	8,740.00	(1,414.26)	-16.18%	20,978.00
TOTAL Insurance	1,589.34	1,748.00	158.66	9.08%	10,154.26	8,740.00	(1,414.26)	-16.18%	20,978.00
<u>Landscaping</u>									
6200 Landscape Contract	0.00	0.00	0.00	0.00%	4,420.00	4,500.00	80.00	1.78%	9,000.00
6210 Snow Removal	0.00	1,500.00	1,500.00	100.00%	0.00	3,000.00	3,000.00	100.00%	10,000.00
6215 General Grounds Maintenance	74.62	333.00	258.38	77.59%	514.46	1,665.00	1,150.54	69.10%	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	2,260.00	208.00	(2,052.00)	-986.54%	3,360.00	1,040.00	(2,320.00)	-223.08%	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	2,334.62	2,041.00	(293.62)	-14.39%	9,194.46	13,538.00	4,343.54	32.08%	40,000.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	61.97	333.00	271.03	81.39%	888.56	1,665.00	776.44	46.63%	4,000.00
6510 Pool/ Spas- Contract	1,818.43	1,333.00	(485.43)	-36.42%	6,587.07	6,665.00	77.93	1.17%	16,000.00
6515 Suana/ Steam/ Locker Rooms	0.00	42.00	42.00	100.00%	494.85	210.00	(284.85)	-135.64%	500.00

1/12/2022 12:59:01 PM

Riverwalk Master Association

Statement of Revenues and Expenses

Period 12/1/2021 To 12/31/2021 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)	2,085.00	2,724.38	130.67%	5,000.00
6560 Security	690.00	767.00	77.00	10.04%	3,375.00	3,835.00	460.00	11.99%	9,200.00
6570 Games/Fitness Equip Main.	0.00	167.00	167.00	100.00%	370.00	835.00	465.00	55.69%	2,000.00
6580 Janitorial/ Housekeeping	1,075.00	1,667.00	592.00	35.51%	6,600.00	8,335.00	1,735.00	20.82%	20,000.00
6630 Supplies- Cleaning & Paper Products	0.00	188.00	188.00	100.00%	759.61	940.00	180.39	19.19%	2,250.00
6643 Clubhouse Decorations	0.00	42.00	42.00	100.00%	0.00	210.00	210.00	100.00%	500.00
TOTAL Recreation	3,645.40	4,956.00	1,310.60	26.44%	18,435.71	24,780.00	6,344.29	25.60%	59,450.00
Utilities									
6703 Gas	765.32	667.00	(98.32)	-14.74%	2,426.34	3,335.00	908.66	27.25%	8,000.00
6707 Electric	1,148.05	1,417.00	268.95	18.98%	6,361.78	7,085.00	723.22	10.21%	17,000.00
6710 Water & Sewer	89.49	1,250.00	1,160.51	92.84%	6,527.10	6,250.00	(277.10)	-4.43%	15,000.00
6760 Trash	178.33	183.00	4.67	2.55%	882.96	915.00	32.04	3.50%	2,200.00
6770 Telephone/ Pager	584.21	583.00	(1.21)	-0.21%	2,502.09	2,915.00	412.91	14.17%	7,000.00
6771 Cable/Internet/Satellite TV	116.59	167.00	50.41	30.19%	584.80	835.00	250.20	29.96%	2,000.00
TOTAL Utilities	2,881.99	4,267.00	1,385.01	32.46%	19,285.07	21,335.00	2,049.93	9.61%	51,200.00
TOTAL Expense	26,098.23	33,293.00	7,194.77	21.61%	138,053.06	165,673.00	27,619.94	16.67%	405,668.00
Excess Revenue / Expense	4,369.48	514.00	3,855.48	-750.09%	34,295.64	3,361.36	30,934.28	-920.29%	0.00

Riverwalk Master Association Statement of Revenues and Expenses

Period 12/1/2021 To 12/31/2021 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%	43,220.64	43,220.64	0.00	0.00%	103,732.00
8700 Reserve Interest Income	3.60	0.00	3.60	0.00%	14.62	0.00	14.62	0.00%	0.00
TOTAL Reserve Income	8,647.60	8,644.00	3.60	-0.04%	43,235.26	43,220.64	14.62	-0.03%	103,732.00
TOTAL Income	8,647.60	8,644.00	3.60	-0.04%	43,235.26	43,220.64	14.62	-0.03%	103,732.00
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	2,846.68	0.00	(2,846.68)	0.00%	8,057.20	0.00	(8,057.20)	0.00%	0.00
9210 Pool/ Spa	0.00	0.00	0.00	0.00%	30,655.00	0.00	(30,655.00)	0.00%	0.00
TOTAL Reserve Expenses	2,846.68	0.00	(2,846.68)	0.00%	38,712.20	0.00	(38,712.20)	0.00%	0.00
TOTAL Expense	2,846.68	0.00	(2,846.68)	0.00%	38,712.20	0.00	(38,712.20)	0.00%	0.00
Excess Revenue / Expense	5,800.92	8,644.00	(2,843.08)	32.89%	4,523.06	43,220.64	(38,697.58)	89.53%	103,732.00