

Balance Sheet

Period 05/31/2022

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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	200,181.48	200,181.48	
1150	Checking- Key Bank 2864	91.59	91.59	
1205	Savings- Alliance	33,546.22	33,546.22	
<u>Total Cash</u>		<u>233,919.29</u>	<u>233,919.29</u>	
<u>Reserve</u>				
1301	Money Market- Key Bank	496,915.82	496,915.82	
<u>Total Reserve</u>		<u>496,915.82</u>	<u>496,915.82</u>	
<u>Accounts Receivable</u>				
1400	Accounts Receivable	8,052.44	8,052.44	
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)	
<u>Total Accounts Receivable</u>		<u>6,052.55</u>	<u>6,052.55</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	110,404.44	110,404.44	
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>121,020.11</u>	<u>121,020.11</u>	
<u>Total Assets</u>		<u>1,358,070.36</u>	<u>1,854,986.18</u>	
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	3,325.50	7,850.00	11,175.50
2100	Deferred Income	525.00		525.00
2160	Damage Deposits	550.00		550.00
2170	Damage Deposit	5,305.00		5,305.00
2200	Prepaid Assessments	41,841.99		41,841.99
2501	Employee Insurance Payable	3,627.90		3,627.90
2670	Due to Operating		110,404.44	110,404.44
<u>Total Current Liabilities</u>		<u>55,175.39</u>	<u>118,254.44</u>	<u>173,429.83</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	78,189.56	28,736.64	106,926.20
<u>Total Equity</u>		<u>1,302,894.97</u>	<u>378,661.38</u>	<u>1,681,556.35</u>
<u>Total Liabilities & Equity</u>		<u>1,358,070.36</u>	<u>496,915.82</u>	<u>1,854,986.18</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 5/1/2022 To 5/31/2022 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%	386,400.00	386,400.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(86,440.64)	(86,440.64)	0.00	0.00%	(103,732.00)
4015 Late Fees	300.00	250.00	50.00	-20.00%	1,820.00	2,500.00	(680.00)	27.20%	3,000.00
4020 Legal- Collections	410.00	250.00	160.00	-64.00%	769.00	2,500.00	(1,731.00)	69.24%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	350.00	(350.00)	100.00%	420.00
4315 Newsletter	250.00	417.00	(167.00)	40.05%	2,515.00	4,170.00	(1,655.00)	39.69%	5,000.00
4390 Rec Center Rent and Fees	0.00	167.00	(167.00)	100.00%	5,225.00	1,670.00	3,555.00	-212.87%	2,000.00
4395 Rec Center Rent and Fees- Non Resic	6,800.00	2,500.00	4,300.00	-172.00%	40,425.00	25,000.00	15,425.00	-61.70%	30,000.00
4700 Operating Interest Income	7.37	25.00	(17.63)	70.52%	69.11	250.00	(180.89)	72.36%	300.00
4990 Miscellaneous Income	50.00	42.00	8.00	-19.05%	976.00	420.00	556.00	-132.38%	500.00
TOTAL Income	37,813.37	33,807.00	4,006.37	-11.85%	351,758.47	338,069.36	13,689.11	-4.05%	405,668.00
TOTAL Income	37,813.37	33,807.00	4,006.37	-11.85%	351,758.47	338,069.36	13,689.11	-4.05%	405,668.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	13,800.00	13,800.00	0.00	0.00%	16,560.00
5020 Legal- Collections	410.00	250.00	(160.00)	-64.00%	831.00	2,500.00	1,669.00	66.76%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,250.00	1,250.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	70.00	830.00	760.00	91.57%	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%	795.74	4,170.00	3,374.26	80.92%	5,000.00
5245 Clubhouse Staff	10,334.16	11,833.00	1,498.84	12.67%	100,678.30	118,330.00	17,651.70	14.92%	142,000.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	765.00	650.00	(115.00)	-17.69%	780.00
5315 Payroll Taxes	744.48	1,000.00	255.52	25.55%	7,399.26	10,000.00	2,600.74	26.01%	12,000.00
5320 Payroll Fees	311.80	417.00	105.20	25.23%	3,189.01	4,170.00	980.99	23.52%	5,000.00
5325 Insurance- Workman's Comp	0.00	391.00	391.00	100.00%	3,461.00	3,910.00	449.00	11.48%	4,700.00
5330 Payroll- Employee Insurance	765.01	583.00	(182.01)	-31.22%	5,583.26	5,830.00	246.74	4.23%	7,000.00
5385 Taxes and Licenses	0.00	8.00	8.00	100.00%	0.00	80.00	80.00	100.00%	100.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 5/1/2022 To 5/31/2022 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	630.00	630.00	100.00%	750.00
5525 Postage, Printing, Copies	191.52	292.00	100.48	34.41%	3,486.58	2,920.00	(566.58)	-19.40%	3,500.00
5550 Office Equipment- Lease	308.89	333.00	24.11	7.24%	3,435.19	3,330.00	(105.19)	-3.16%	4,000.00
5560 Office Supplies	0.00	125.00	125.00	100.00%	1,109.18	1,250.00	140.82	11.27%	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	141.75	208.00	66.25	31.85%	2,255.75	2,080.00	(175.75)	-8.45%	2,500.00
TOTAL Administrative	14,709.61	17,573.00	2,863.39	16.29%	146,859.27	177,230.00	30,370.73	17.14%	212,540.00
<u>Buildings</u>									
6040 Exterminating	0.00	75.00	75.00	100.00%	600.00	750.00	150.00	20.00%	900.00
6090 HVAC Maintenance	0.00	0.00	0.00	0.00%	4,803.31	4,125.00	(678.31)	-16.44%	5,500.00
6115 Fire Alarm/ Security System	513.00	459.00	(54.00)	-11.76%	5,745.99	4,582.00	(1,163.99)	-25.40%	5,500.00
6120 Carpet Cleaning	608.00	300.00	(308.00)	-102.67%	2,017.00	3,000.00	983.00	32.77%	3,600.00
6150 General Building Maintenance	0.00	500.00	500.00	100.00%	1,276.75	5,000.00	3,723.25	74.47%	6,000.00
TOTAL Buildings	1,121.00	1,334.00	213.00	15.97%	14,443.05	17,457.00	3,013.95	17.26%	21,500.00
<u>Insurance</u>									
5000 Insurance- Master	6,307.65	1,748.00	(4,559.65)	-260.85%	23,711.04	17,480.00	(6,231.04)	-35.65%	20,978.00
TOTAL Insurance	6,307.65	1,748.00	(4,559.65)	-260.85%	23,711.04	17,480.00	(6,231.04)	-35.65%	20,978.00
<u>Landscaping</u>									
6200 Landscape Contract	2,930.00	1,125.00	(1,805.00)	-160.44%	7,350.00	6,750.00	(600.00)	-8.89%	9,000.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	3,945.00	10,000.00	6,055.00	60.55%	10,000.00
6215 General Grounds Maintenance	99.08	333.00	233.92	70.25%	875.24	3,330.00	2,454.76	73.72%	4,000.00
6220 Sprinkler Repairs	700.00	1,000.00	300.00	30.00%	1,600.00	2,000.00	400.00	20.00%	5,000.00
6230 Streets	0.00	1,250.00	1,250.00	100.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
6260 Common Area Lights	405.00	208.00	(197.00)	-94.71%	4,555.00	2,080.00	(2,475.00)	-118.99%	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	4,134.08	3,916.00	(218.08)	-5.57%	18,325.24	28,993.00	10,667.76	36.79%	40,000.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	268.65	333.00	64.35	19.32%	1,731.84	3,330.00	1,598.16	47.99%	4,000.00
6510 Pool/ Spas- Contract	1,515.50	1,333.00	(182.50)	-13.69%	11,746.04	13,330.00	1,583.96	11.88%	16,000.00
6515 Suana/ Steam/ Locker Rooms	0.00	42.00	42.00	100.00%	494.85	420.00	(74.85)	-17.82%	500.00

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Riverwalk Master Association

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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	417.00	417.00	100.00%	156.26	4,170.00	4,013.74	96.25%	5,000.00
6560 Security	690.00	767.00	77.00	10.04%	6,810.00	7,670.00	860.00	11.21%	9,200.00
6570 Games/Fitness Equip Main.	0.00	167.00	167.00	100.00%	560.00	1,670.00	1,110.00	66.47%	2,000.00
6580 Janitorial/ Housekeeping	1,100.00	1,667.00	567.00	34.01%	10,755.00	16,670.00	5,915.00	35.48%	20,000.00
6630 Supplies- Cleaning & Paper Products	0.00	188.00	188.00	100.00%	1,570.74	1,880.00	309.26	16.45%	2,250.00
6643 Clubhouse Decorations	0.00	41.00	41.00	100.00%	0.00	418.00	418.00	100.00%	500.00
TOTAL Recreation	3,574.15	4,955.00	1,380.85	27.87%	33,824.73	49,558.00	15,733.27	31.75%	59,450.00
Utilities									
6703 Gas	581.80	667.00	85.20	12.77%	6,749.88	6,670.00	(79.88)	-1.20%	8,000.00
6707 Electric	1,238.10	1,417.00	178.90	12.63%	12,152.04	14,170.00	2,017.96	14.24%	17,000.00
6710 Water & Sewer	1,740.03	1,250.00	(490.03)	-39.20%	8,892.76	12,500.00	3,607.24	28.86%	15,000.00
6760 Trash	197.44	183.00	(14.44)	-7.89%	1,828.55	1,830.00	1.45	0.08%	2,200.00
6770 Telephone/ Pager	592.82	583.00	(9.82)	-1.68%	5,464.35	5,830.00	365.65	6.27%	7,000.00
6771 Cable/Internet/Satellite TV	144.64	167.00	22.36	13.39%	1,318.00	1,670.00	352.00	21.08%	2,000.00
TOTAL Utilities	4,494.83	4,267.00	(227.83)	-5.34%	36,405.58	42,670.00	6,264.42	14.68%	51,200.00
TOTAL Expense	34,341.32	33,793.00	(548.32)	-1.62%	273,568.91	333,388.00	59,819.09	17.94%	405,668.00
Excess Revenue / Expense	3,472.05	14.00	3,458.05	0.00%	78,189.56	4,681.36	73,508.20	0.00%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 5/1/2022 To 5/31/2022 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%	86,440.64	86,440.64	0.00	0.00%	103,732.00
8700 Reserve Interest Income	4.18	0.00	4.18	0.00%	38.03	0.00	38.03	0.00%	0.00
TOTAL Reserve Income	8,648.18	8,644.00	4.18	-0.05%	86,478.67	86,440.64	38.03	-0.04%	103,732.00
TOTAL Income	8,648.18	8,644.00	4.18	-0.05%	86,478.67	86,440.64	38.03	-0.04%	103,732.00
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	7,850.00	0.00	(7,850.00)	0.00%	20,607.20	0.00	(20,607.20)	0.00%	0.00
9210 Pool/ Spa	0.00	0.00	0.00	0.00%	37,134.83	0.00	(37,134.83)	0.00%	0.00
TOTAL Reserve Expenses	7,850.00	0.00	(7,850.00)	0.00%	57,742.03	0.00	(57,742.03)	0.00%	0.00
TOTAL Expense	7,850.00	0.00	(7,850.00)	0.00%	57,742.03	0.00	(57,742.03)	0.00%	0.00
Excess Revenue / Expense	798.18	8,644.00	(7,845.82)	90.77%	28,736.64	86,440.64	(57,704.00)	66.76%	103,732.00