

Balance Sheet

Period 06/30/2022

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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	188,383.57		188,383.57
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,548.97		33,548.97
<u>Total Cash</u>	<u>222,124.13</u>		<u>222,124.13</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		505,563.91	505,563.91
<u>Total Reserve</u>		<u>505,563.91</u>	<u>505,563.91</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	9,187.44		9,187.44
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>7,187.55</u>		<u>7,187.55</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	118,254.44		118,254.44
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>128,870.11</u>		<u>128,870.11</u>
<u>Total Assets</u>	<u>1,355,260.20</u>	<u>505,563.91</u>	<u>1,860,824.11</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	6,654.84		6,654.84
2100 Deferred Income	525.00		525.00
2160 Damage Deposits	550.00		550.00
2170 Damage Deposit	4,055.00		4,055.00
2200 Prepaid Assessments	41,109.99		41,109.99
2501 Employee Insurance Payable	3,740.86		3,740.86
2670 Due to Operating		118,254.44	118,254.44
<u>Total Current Liabilities</u>	<u>56,635.69</u>	<u>118,254.44</u>	<u>174,890.13</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	73,919.10	37,384.73	111,303.83
<u>Total Equity</u>	<u>1,298,624.51</u>	<u>387,309.47</u>	<u>1,685,933.98</u>
<u>Total Liabilities & Equity</u>	<u>1,355,260.20</u>	<u>505,563.91</u>	<u>1,860,824.11</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 6/1/2022 To 6/30/2022 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%	425,040.00	425,040.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(95,084.64)	(95,084.64)	0.00	0.00%	(103,732.00)
4015 Late Fees	0.00	250.00	(250.00)	100.00%	1,820.00	2,750.00	(930.00)	33.82%	3,000.00
4020 Legal- Collections	910.00	250.00	660.00	-264.00%	1,679.00	2,750.00	(1,071.00)	38.95%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,375.00	(1,375.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	385.00	(385.00)	100.00%	420.00
4315 Newsletter	0.00	417.00	(417.00)	100.00%	2,515.00	4,587.00	(2,072.00)	45.17%	5,000.00
4390 Rec Center Rent and Fees	0.00	167.00	(167.00)	100.00%	5,225.00	1,837.00	3,388.00	-184.43%	2,000.00
4395 Rec Center Rent and Fees- Non Resic	1,750.00	2,500.00	(750.00)	30.00%	42,175.00	27,500.00	14,675.00	-53.36%	30,000.00
4700 Operating Interest Income	7.10	25.00	(17.90)	71.60%	76.21	275.00	(198.79)	72.29%	300.00
4990 Miscellaneous Income	60.00	42.00	18.00	-42.86%	1,036.00	462.00	574.00	-124.24%	500.00
TOTAL Income	32,723.10	33,807.00	(1,083.90)	3.21%	384,481.57	371,876.36	12,605.21	-3.39%	405,668.00
TOTAL Income	32,723.10	33,807.00	(1,083.90)	3.21%	384,481.57	371,876.36	12,605.21	-3.39%	405,668.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	15,180.00	15,180.00	0.00	0.00%	16,560.00
5020 Legal- Collections	895.00	250.00	(645.00)	-258.00%	1,726.00	2,750.00	1,024.00	37.24%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,375.00	1,375.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	70.00	913.00	843.00	92.33%	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%	842.74	4,587.00	3,744.26	81.63%	5,000.00
5245 Clubhouse Staff	10,597.16	11,833.00	1,235.84	10.44%	111,275.46	130,163.00	18,887.54	14.51%	142,000.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	840.00	715.00	(125.00)	-17.48%	780.00
5315 Payroll Taxes	752.36	1,000.00	247.64	24.76%	8,151.62	11,000.00	2,848.38	25.89%	12,000.00
5320 Payroll Fees	327.42	417.00	89.58	21.48%	3,516.43	4,587.00	1,070.57	23.34%	5,000.00
5325 Insurance- Workman's Comp	523.00	391.00	(132.00)	-33.76%	3,984.00	4,301.00	317.00	7.37%	4,700.00
5330 Payroll- Employee Insurance	735.01	583.00	(152.01)	-26.07%	6,318.27	6,413.00	94.73	1.48%	7,000.00
5385 Taxes and Licenses	0.00	8.00	8.00	100.00%	0.00	88.00	88.00	100.00%	100.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 6/1/2022 To 6/30/2022 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	693.00	693.00	100.00%	750.00
5525 Postage, Printing, Copies	260.26	292.00	31.74	10.87%	3,746.84	3,212.00	(534.84)	-16.65%	3,500.00
5550 Office Equipment- Lease	308.89	333.00	24.11	7.24%	3,744.08	3,663.00	(81.08)	-2.21%	4,000.00
5560 Office Supplies	119.76	125.00	5.24	4.19%	1,228.94	1,375.00	146.06	10.62%	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	206.75	208.00	1.25	0.60%	2,462.50	2,288.00	(174.50)	-7.63%	2,500.00
TOTAL Administrative	16,227.61	17,573.00	1,345.39	7.66%	163,086.88	194,803.00	31,716.12	16.28%	212,540.00
<u>Buildings</u>									
6040 Exterminating	75.00	75.00	0.00	0.00%	675.00	825.00	150.00	18.18%	900.00
6090 HVAC Maintenance	675.99	1,375.00	699.01	50.84%	5,479.30	5,500.00	20.70	0.38%	5,500.00
6115 Fire Alarm/ Security System	0.00	459.00	459.00	100.00%	5,745.99	5,041.00	(704.99)	-13.99%	5,500.00
6120 Carpet Cleaning	135.00	300.00	165.00	55.00%	2,152.00	3,300.00	1,148.00	34.79%	3,600.00
6150 General Building Maintenance	591.37	500.00	(91.37)	-18.27%	1,868.12	5,500.00	3,631.88	66.03%	6,000.00
TOTAL Buildings	1,477.36	2,709.00	1,231.64	45.46%	15,920.41	20,166.00	4,245.59	21.05%	21,500.00
<u>Insurance</u>									
5000 Insurance- Master	511.67	1,748.00	1,236.33	70.73%	24,222.71	19,228.00	(4,994.71)	-25.98%	20,978.00
TOTAL Insurance	511.67	1,748.00	1,236.33	70.73%	24,222.71	19,228.00	(4,994.71)	-25.98%	20,978.00
<u>Landscaping</u>									
6200 Landscape Contract	5,370.00	1,125.00	(4,245.00)	-377.33%	12,720.00	7,875.00	(4,845.00)	-61.52%	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	2,018.62	333.00	(1,685.62)	-506.19%	2,893.86	3,663.00	769.14	21.00%	4,000.00
6220 Sprinkler Repairs	660.00	2,000.00	1,340.00	67.00%	2,260.00	4,000.00	1,740.00	43.50%	5,000.00
6230 Streets	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
6260 Common Area Lights	0.00	208.00	208.00	100.00%	4,555.00	2,288.00	(2,267.00)	-99.08%	2,500.00
6357 Planting/ Foundation Beds	0.00	2,333.00	2,333.00	100.00%	0.00	4,666.00	4,666.00	100.00%	7,000.00
TOTAL Landscaping	8,048.62	5,999.00	(2,049.62)	-34.17%	26,373.86	34,992.00	8,618.14	24.63%	40,000.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	91.78	333.00	241.22	72.44%	1,823.62	3,663.00	1,839.38	50.22%	4,000.00
6510 Pool/ Spas- Contract	529.81	1,333.00	803.19	60.25%	12,275.85	14,663.00	2,387.15	16.28%	16,000.00
6515 Suana/ Steam/ Locker Rooms	128.85	42.00	(86.85)	-206.79%	623.70	462.00	(161.70)	-35.00%	500.00

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Riverwalk Master Association
Statement of Revenues and Expenses

Period 6/1/2022 To 6/30/2022 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	2,252.87	417.00	(1,835.87)	-440.26%	2,409.13	4,587.00	2,177.87	47.48%	5,000.00
6560 Security	690.00	767.00	77.00	10.04%	7,500.00	8,437.00	937.00	11.11%	9,200.00
6570 Games/Fitness Equip Main.	190.00	167.00	(23.00)	-13.77%	750.00	1,837.00	1,087.00	59.17%	2,000.00
6580 Janitorial/ Housekeeping	859.40	1,667.00	807.60	48.45%	11,614.40	18,337.00	6,722.60	36.66%	20,000.00
6630 Supplies- Cleaning & Paper Products	621.62	188.00	(433.62)	-230.65%	2,192.36	2,068.00	(124.36)	-6.01%	2,250.00
6643 Clubhouse Decorations	0.00	41.00	41.00	100.00%	0.00	459.00	459.00	100.00%	500.00
TOTAL Recreation	5,364.33	4,955.00	(409.33)	-8.26%	39,189.06	54,513.00	15,323.94	28.11%	59,450.00
<u>Utilities</u>									
6703 Gas	634.19	667.00	32.81	4.92%	7,384.07	7,337.00	(47.07)	-0.64%	8,000.00
6707 Electric	1,560.39	1,417.00	(143.39)	-10.12%	13,712.43	15,587.00	1,874.57	12.03%	17,000.00
6710 Water & Sewer	2,204.64	1,250.00	(954.64)	-76.37%	11,097.40	13,750.00	2,652.60	19.29%	15,000.00
6760 Trash	221.80	183.00	(38.80)	-21.20%	2,050.35	2,013.00	(37.35)	-1.86%	2,200.00
6770 Telephone/ Pager	598.31	583.00	(15.31)	-2.63%	6,062.66	6,413.00	350.34	5.46%	7,000.00
6771 Cable/Internet/Satellite TV	144.64	167.00	22.36	13.39%	1,462.64	1,837.00	374.36	20.38%	2,000.00
TOTAL Utilities	5,363.97	4,267.00	(1,096.97)	-25.71%	41,769.55	46,937.00	5,167.45	11.01%	51,200.00
TOTAL Expense	36,993.56	37,251.00	257.44	0.69%	310,562.47	370,639.00	60,076.53	16.21%	405,668.00
Excess Revenue / Expense	(4,270.46)	(3,444.00)	(826.46)	-24.00%	73,919.10	1,237.36	72,681.74	0.00%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 6/1/2022 To 6/30/2022 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%	95,084.64	95,084.64	0.00	0.00%	103,732.00
8700 Reserve Interest Income	4.09	0.00	4.09	0.00%	42.12	0.00	42.12	0.00%	0.00
TOTAL Reserve Income	8,648.09	8,644.00	4.09	-0.05%	95,126.76	95,084.64	42.12	-0.04%	103,732.00
TOTAL Income	8,648.09	8,644.00	4.09	-0.05%	95,126.76	95,084.64	42.12	-0.04%	103,732.00
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00%	57,742.03	0.00	(57,742.03)	0.00%	0.00
TOTAL Expense	0.00	0.00	0.00	0.00%	57,742.03	0.00	(57,742.03)	0.00%	0.00
Excess Revenue / Expense	8,648.09	8,644.00	4.09	-0.05%	37,384.73	95,084.64	(57,699.91)	60.68%	103,732.00