

# Balance Sheet

Period 09/30/2022

1

## Riverwalk Master Association

	Operating	Reserves	Total
<b>Assets</b>			
<u>Cash</u>			
1000	Petty Cash	100.00	100.00
1001	Operating- Alliance Cash	225,756.49	225,756.49
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,557.43	33,557.43
<u>Total Cash</u>		<u>259,505.51</u>	<u>259,505.51</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	473,762.85	473,762.85
<u>Total Reserve</u>		<u>473,762.85</u>	<u>473,762.85</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	8,994.27	8,994.27
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>6,994.38</u>	<u>6,994.38</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	77,124.08	77,124.08
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>87,739.75</u>	<u>87,739.75</u>
<u>Total Assets</u>		<u>1,351,318.05</u>	<u>1,825,080.90</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000	Accounts Payable	2,496.11	2,496.11
2100	Deferred Income	525.00	525.00
2160	Damage Deposits	1,300.00	1,300.00
2170	Damage Deposit	4,905.00	4,905.00
2200	Prepaid Assessments	48,451.97	48,451.97
2501	Employee Insurance Payable	2,269.94	2,269.94
2670	Due to Operating	77,124.08	77,124.08
<u>Total Current Liabilities</u>		<u>59,948.02</u>	<u>137,072.10</u>
<u>Equity</u>			
3000	Initial Contribution	63,973.00	63,973.00
3300	Retained Earnings- Reserve Fund	395,961.16	395,961.16
3900	Retained Earnings	1,231,552.60	1,231,552.60
	Net Income	(4,155.57)	(3,477.96)
<u>Total Equity</u>		<u>1,291,370.03</u>	<u>1,688,008.80</u>
<u>Total Liabilities &amp; Equity</u>		<u>1,351,318.05</u>	<u>1,825,080.90</u>

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Income</u></b>									
4000 Assessments	38,640.00	38,640.00	0.00	0.00%	77,280.00	77,280.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(17,288.00)	(17,288.00)	0.00	0.00%	(103,732.00)
4015 Late Fees	184.91	250.00	(65.09)	26.04%	352.69	500.00	(147.31)	29.46%	3,000.00
4020 Legal- Collections	(177.25)	250.00	(427.25)	170.90%	367.75	500.00	(132.25)	26.45%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	250.00	(250.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	70.00	(70.00)	100.00%	420.00
4315 Newsletter	410.00	333.00	77.00	-23.12%	695.00	666.00	29.00	-4.35%	4,000.00
4390 Rec Center Rent and Fees	(650.00)	417.00	(1,067.00)	255.88%	(450.00)	834.00	(1,284.00)	153.96%	5,000.00
4395 Rec Center Rent and Fees- Non Resic	2,100.00	2,917.00	(817.00)	28.01%	3,300.00	5,834.00	(2,534.00)	43.44%	35,000.00
4700 Operating Interest Income	7.47	8.00	(0.53)	6.63%	14.62	16.00	(1.38)	8.63%	100.00
4990 Miscellaneous Income	35.00	92.00	(57.00)	61.96%	35.00	184.00	(149.00)	80.98%	1,100.00
<b>TOTAL Income</b>	<b>31,906.13</b>	<b>34,423.00</b>	<b>(2,516.87)</b>	<b>7.31%</b>	<b>64,307.06</b>	<b>68,846.00</b>	<b>(4,538.94)</b>	<b>6.59%</b>	<b>413,068.00</b>
<b>TOTAL Income</b>	<b>31,906.13</b>	<b>34,423.00</b>	<b>(2,516.87)</b>	<b>7.31%</b>	<b>64,307.06</b>	<b>68,846.00</b>	<b>(4,538.94)</b>	<b>6.59%</b>	<b>413,068.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
5015 Accounting Fee	1,450.00	1,450.00	0.00	0.00%	2,900.00	2,900.00	0.00	0.00%	17,400.00
5020 Legal- Collections	147.75	250.00	102.25	40.90%	367.75	500.00	132.25	26.45%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	395.00	166.00	(229.00)	-137.95%	1,000.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,000.00
5180 Computer/ Web Maintenance	47.00	333.00	286.00	85.89%	94.00	666.00	572.00	85.89%	4,000.00
5245 Clubhouse Staff	10,349.16	11,250.00	900.84	8.01%	20,935.82	22,500.00	1,564.18	6.95%	135,000.00
5260 Answering Service	0.00	65.00	65.00	100.00%	75.00	130.00	55.00	42.31%	780.00
5315 Payroll Taxes	799.27	917.00	117.73	12.84%	1,619.90	1,834.00	214.10	11.67%	11,000.00
5320 Payroll Fees	305.29	367.00	61.71	16.81%	623.00	734.00	111.00	15.12%	4,400.00
5325 Insurance- Workman's Comp	522.00	258.00	(264.00)	-102.33%	2,342.00	516.00	(1,826.00)	-353.88%	3,100.00
5330 Payroll- Employee Insurance	735.01	1,500.00	764.99	51.00%	1,470.02	3,000.00	1,529.98	51.00%	18,000.00
5385 Taxes and Licenses	0.00	8.00	8.00	100.00%	0.00	16.00	16.00	100.00%	100.00

10/17/2022 6:26:08 AM

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 9/1/2022 To 9/30/2022 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	140.00	140.00	100.00%	0.00	280.00	280.00	100.00%	1,680.00
5525 Postage, Printing, Copies	1,866.01	333.00	(1,533.01)	-460.36%	2,733.18	666.00	(2,067.18)	-310.39%	4,000.00
5550 Office Equipment- Lease	308.89	350.00	41.11	11.75%	617.78	700.00	82.22	11.75%	4,200.00
5560 Office Supplies	1,454.26	142.00	(1,312.26)	-924.13%	1,699.97	284.00	(1,415.97)	-498.58%	1,700.00
5630 Meeting Expense	35.75	0.00	(35.75)	0.00%	83.18	0.00	(83.18)	0.00%	150.00
5900 Miscellaneous/Processing Fees	518.68	275.00	(243.68)	-88.61%	725.43	550.00	(175.43)	-31.90%	3,298.00
<b>TOTAL Administrative</b>	<b>18,539.07</b>	<b>17,846.00</b>	<b>(693.07)</b>	<b>-3.88%</b>	<b>36,682.03</b>	<b>35,692.00</b>	<b>(990.03)</b>	<b>-2.77%</b>	<b>218,308.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	75.00	75.00	0.00	0.00%	150.00	150.00	0.00	0.00%	900.00
6090 HVAC Maintenance	0.00	1,550.00	1,550.00	100.00%	976.00	1,550.00	574.00	37.03%	6,200.00
6115 Fire Alarm/ Security System	0.00	583.00	583.00	100.00%	0.00	1,166.00	1,166.00	100.00%	7,000.00
6120 Carpet Cleaning	0.00	275.00	275.00	100.00%	195.00	550.00	355.00	64.55%	3,300.00
6150 General Building Maintenance	66.00	417.00	351.00	84.17%	457.36	834.00	376.64	45.16%	5,000.00
<b>TOTAL Buildings</b>	<b>141.00</b>	<b>2,900.00</b>	<b>2,759.00</b>	<b>95.14%</b>	<b>1,778.36</b>	<b>4,250.00</b>	<b>2,471.64</b>	<b>58.16%</b>	<b>22,400.00</b>
<b><u>Insurance</u></b>									
5000 Insurance- Master	1,459.83	1,917.00	457.17	23.85%	2,407.99	3,834.00	1,426.01	37.19%	23,000.00
<b>TOTAL Insurance</b>	<b>1,459.83</b>	<b>1,917.00</b>	<b>457.17</b>	<b>23.85%</b>	<b>2,407.99</b>	<b>3,834.00</b>	<b>1,426.01</b>	<b>37.19%</b>	<b>23,000.00</b>
<b><u>Landscaping</u></b>									
6210 Snow Removal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	8,000.00
6215 General Grounds Maintenance	0.00	1,097.00	1,097.00	100.00%	7,735.00	2,194.00	(5,541.00)	-252.55%	13,160.00
6220 Sprinkler Repairs	0.00	0.00	0.00	0.00%	955.00	500.00	(455.00)	-91.00%	3,000.00
6230 Streets	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
6260 Common Area Lights	0.00	250.00	250.00	100.00%	0.00	500.00	500.00	100.00%	3,000.00
6357 Planting/ Foundation Beds	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	5,000.00
<b>TOTAL Landscaping</b>	<b>0.00</b>	<b>1,347.00</b>	<b>1,347.00</b>	<b>100.00%</b>	<b>8,690.00</b>	<b>3,194.00</b>	<b>(5,496.00)</b>	<b>-172.07%</b>	<b>33,160.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	56.72	333.00	276.28	82.97%	67.48	666.00	598.52	89.87%	4,000.00
6510 Pool/ Spas- Contract	1,186.66	1,250.00	63.34	5.07%	2,841.93	2,500.00	(341.93)	-13.68%	15,000.00
6515 Suana/ Steam/ Locker Rooms	10.99	100.00	89.01	89.01%	10.99	200.00	189.01	94.51%	1,200.00
6516 General Pool/ Hot Tub	311.00	250.00	(61.00)	-24.40%	311.00	500.00	189.00	37.80%	3,000.00

10/17/2022 6:26:08 AM

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6560 Security	800.00	842.00	42.00	4.99%	1,490.00	1,684.00	194.00	11.52%	10,100.00
6570 Games/Fitness Equip Main.	0.00	100.00	100.00	100.00%	0.00	200.00	200.00	100.00%	1,200.00
6580 Janitorial/ Housekeeping	1,375.00	1,667.00	292.00	17.52%	2,750.00	3,334.00	584.00	17.52%	20,000.00
6630 Supplies- Cleaning & Paper Products	155.95	250.00	94.05	37.62%	295.92	500.00	204.08	40.82%	3,000.00
6643 Clubhouse Decorations	0.00	17.00	17.00	100.00%	0.00	34.00	34.00	100.00%	200.00
<b>TOTAL Recreation</b>	<b>3,896.32</b>	<b>4,809.00</b>	<b>912.68</b>	<b>18.98%</b>	<b>7,767.32</b>	<b>9,618.00</b>	<b>1,850.68</b>	<b>19.24%</b>	<b>57,700.00</b>
<b>Utilities</b>									
6703 Gas	1,355.01	833.00	(522.01)	-62.67%	2,512.78	1,666.00	(846.78)	-50.83%	10,000.00
6707 Electric	2,058.84	1,583.00	(475.84)	-30.06%	4,075.91	3,166.00	(909.91)	-28.74%	19,000.00
6710 Water & Sewer	1,337.37	1,500.00	162.63	10.84%	2,674.74	3,000.00	325.26	10.84%	18,000.00
6760 Trash	157.64	208.00	50.36	24.21%	384.49	416.00	31.51	7.57%	2,500.00
6770 Telephone/ Pager	609.38	583.00	(26.38)	-4.52%	1,219.73	1,166.00	(53.73)	-4.61%	7,000.00
6771 Cable/Internet/Satellite TV	144.64	167.00	22.36	13.39%	269.28	334.00	64.72	19.38%	2,000.00
<b>TOTAL Utilities</b>	<b>5,662.88</b>	<b>4,874.00</b>	<b>(788.88)</b>	<b>-16.19%</b>	<b>11,136.93</b>	<b>9,748.00</b>	<b>(1,388.93)</b>	<b>-14.25%</b>	<b>58,500.00</b>
<b>TOTAL Expense</b>	<b>29,699.10</b>	<b>33,693.00</b>	<b>3,993.90</b>	<b>11.85%</b>	<b>68,462.63</b>	<b>66,336.00</b>	<b>(2,126.63)</b>	<b>-3.21%</b>	<b>413,068.00</b>
<b>Excess Revenue / Expense</b>	<b>2,207.03</b>	<b>730.00</b>	<b>1,477.03</b>	<b>-202.33%</b>	<b>(4,155.57)</b>	<b>2,510.00</b>	<b>(6,665.57)</b>	<b>265.56%</b>	<b>0.00</b>

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Reserve Income</u></b>									
8010 Reserve Transfer	8,644.00	8,644.00	0.00	0.00%	17,288.00	17,288.00	0.00	0.00%	103,732.00
8700 Reserve Interest Income	3.85	0.00	3.85	0.00%	8.25	0.00	8.25	0.00%	0.00
TOTAL Reserve Income	8,647.85	8,644.00	3.85	-0.04%	17,296.25	17,288.00	8.25	-0.05%	103,732.00
TOTAL Income	8,647.85	8,644.00	3.85	-0.04%	17,296.25	17,288.00	8.25	-0.05%	103,732.00
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
9205 Clubhouse	13,310.64	0.00	(13,310.64)	0.00%	16,610.64	0.00	(16,610.64)	0.00%	0.00
9510 Miscellaneous Reserve Expense	8.00	0.00	(8.00)	0.00%	8.00	0.00	(8.00)	0.00%	0.00
TOTAL Reserve Expenses	13,318.64	0.00	(13,318.64)	0.00%	16,618.64	0.00	(16,618.64)	0.00%	0.00
TOTAL Expense	13,318.64	0.00	(13,318.64)	0.00%	16,618.64	0.00	(16,618.64)	0.00%	0.00
Excess Revenue / Expense	(4,670.79)	8,644.00	(13,314.79)	154.04%	677.61	17,288.00	(16,610.39)	96.08%	103,732.00