Balance Sheet

Period 10/31/2022

Riverwalk Master Association

		Operating	Reserves	Total
Assets				
Cash				
1000	Petty Cash	100.00		100.00
1001	Operating- Alliance Cash	229,345.09		229,345.09
1150	Checking- Key Bank 2864	91.59		91.59
1205	Savings- Alliance	33,561.61		33,561.61
Total Cash		263,098.29		263,098.29
Reserve				
1301	Money Market- Key Bank		482,410.90	482,410.90
Total Reserve			482,410.90	482,410.90
Accounts Receivable				
1400	Accounts Receivable	8,727.93		8,727.93
1600	Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
Total Accounts Receivable		6,728.04		6,728.04
Fixed Assets				
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)
Total Fixed Assets		997,078.41		997,078.41
Other Assets				
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
Total Other Assets		87,739.75		87,739.75
Total Assets		*1,354,644.49*	*482,410.90*	*1,837,055.39*
Liabilities & Equity				
Current Liabilities				
2000	Accounts Payable	2,323.49		2,323.49
2100	Deferred Income	525.00		525.00
2160	Damage Deposits	1,300.00		1,300.00
2170	Damage Deposit	6,305.00		6,305.00
2200	Prepaid Assessments	46,457.83		46,457.83
2501	Employee Insurance Payable	1,478.00		1,478.00
2670	Due to Operating		77,124.08	77,124.08
Total Current Liabilities		58,389.32	77,124.08	135,513.40
Equity				
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	729.57	9,325.66	10,055.23
Total Equity		1,296,255.17	405,286.82	1,701,541.99
Total Liabilities & Equity		*1,354,644.49*	*482,410.90*	*1,837,055.39*

Riverwalk Master Association
Statement of Revenues and Expenses
Period 10/1/2022 To 10/31/2022 11:59:00 PM

		Current Month Operating				Year to Date Operating				
		Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income										
Income										
4000	Assessments	38,640.00	38,640.00	0.00	0.00%	115,920.00	115,920.00	0.00	0.00%	463,680.00
4010	Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(25,932.00)	(25,932.00)	0.00	0.00%	(103,732.00)
4015	Late Fees	241.54	250.00	(8.46)	3.38%	594.23	750.00	(155.77)	20.77%	3,000.00
4020	Legal- Collections	80.00	250.00	(170.00)	68.00%	447.75	750.00	(302.25)	40.30%	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
4205	Collection Processing Income	45.00	0.00	45.00	0.00%	45.00	0.00	45.00	0.00%	0.00
4315	Newsletter	90.00	333.00	(243.00)	72.97%	785.00	999.00	(214.00)	21.42%	4,000.00
4390	Rec Center Rent and Fees	0.00	417.00	(417.00)	100.00%	(450.00)	1,251.00	(1,701.00)	135.97%	5,000.00
4395	Rec Center Rent and Fees- Non Resic	3,600.00	2,917.00	683.00	-23.41%	6,900.00	8,751.00	(1,851.00)	21.15%	35,000.00
4700	Operating Interest Income	9.28	8.00	1.28	-16.00%	23.90	24.00	(0.10)	0.42%	100.00
4990	Miscellaneous Income	10.00	92.00	(82.00)	89.13%	45.00	276.00	(231.00)	83.70%	1,100.00
TOTAL Income		34,071.82	34,423.00	(351.18)	1.02%	98,378.88	103,269.00	(4,890.12)	4.74%	413,068.00
TOTAL Income		34,071.82	34,423.00	(351.18)	1.02%	98,378.88	103,269.00	(4,890.12)	4.74%	413,068.00
Expense										
Administrative										
5015	Accounting Fee	1,450.00	1,450.00	0.00	0.00%	4,350.00	4,350.00	0.00	0.00%	17,400.00
5020	Legal- Collections	80.00	250.00	170.00	68.00%	447.75	750.00	302.25	40.30%	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%	395.00	249.00	(146.00)	-58.63%	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%	141.00	999.00	858.00	85.89%	4,000.00
5245	Clubhouse Staff	10,113.66	11,250.00	1,136.34	10.10%	31,049.48	33,750.00	2,700.52	8.00%	135,000.00
5260	Answering Service	0.00	65.00	65.00	100.00%	75.00	195.00	120.00	61.54%	780.00
5315	Payroll Taxes	778.07	917.00	138.93	15.15%	2,397.97	2,751.00	353.03	12.83%	11,000.00
5320	Payroll Fees	314.08	367.00	52.92	14.42%	937.08	1,101.00	163.92	14.89%	4,400.00
5325	Insurance- Workman's Comp	522.00	258.00	(264.00)	-102.33%	2,864.00	774.00	(2,090.00)	-270.03%	3,100.00
5330	Payroll- Employee Insurance	735.01	1,500.00	764.99	51.00%	2,205.03	4,500.00	2,294.97	51.00%	18,000.00

Riverwalk Master Association
Statement of Revenues and Expenses
Period 10/1/2022 To 10/31/2022 11:59:00 PM

		Current Month Operating				Year to Date Operating				
		Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
5385	Taxes and Licenses	0.00	8.00	8.00	100.00%	0.00	24.00	24.00	100.00%	100.00
5490	Bad Debt	0.00	140.00	140.00	100.00%	0.00	420.00	420.00	100.00%	1,680.00
5525	Postage, Printing, Copies	185.28	333.00	147.72	44.36%	2,918.46	999.00	(1,919.46)	-192.14%	4,000.00
5550	Office Equipment- Lease	337.49	350.00	12.51	3.57%	955.27	1,050.00	94.73	9.02%	4,200.00
5560	Office Supplies	0.00	142.00	142.00	100.00%	1,699.97	426.00	(1,273.97)	-299.05%	1,700.00
5630	Meeting Expense	0.00	0.00	0.00	0.00%	83.18	0.00	(83.18)	0.00%	150.00
5900	Miscellaneous/Processing Fees	145.75	275.00	129.25	47.00%	871.18	825.00	(46.18)	-5.60%	3,298.00
TOTAL Administrative		14,708.34	17,846.00	3,137.66	17.58%	51,390.37	53,538.00	2,147.63	4.01%	218,308.00
Buildings										
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%	976.00	1,550.00	574.00	37.03%	6,200.00
6115	Fire Alarm/ Security System	1,297.21	583.00	(714.21)	-122.51%	1,297.21	1,749.00	451.79	25.83%	7,000.00
6120	Carpet Cleaning	150.00	275.00	125.00	45.45%	345.00	825.00	480.00	58.18%	3,300.00
6150	General Building Maintenance	0.00	417.00	417.00	100.00%	457.36	1,251.00	793.64	63.44%	5,000.00
TOTAL Buildings		1,522.21	1,350.00	(172.21)	-12.76%	3,300.57	5,600.00	2,299.43	41.06%	22,400.00
Insurance										
5000	Insurance- Master	1,459.83	1,917.00	457.17	23.85%	3,867.82	5,751.00	1,883.18	32.75%	23,000.00
TOTAL Insurance		1,459.83	1,917.00	457.17	23.85%	3,867.82	5,751.00	1,883.18	32.75%	23,000.00
Landscaping										
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	1,180.00	1,097.00	(83.00)	-7.57%	8,915.00	3,291.00	(5,624.00)	-170.89%	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	290.00	250.00	(40.00)	-16.00%	290.00	750.00	460.00	61.33%	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
TOTAL Landscaping		1,470.00	1,347.00	(123.00)	-9.13%	10,160.00	4,541.00	(5,619.00)	-123.74%	33,160.00
Recreation										
6500	Clubhouse/ Cabana	21.66	333.00	311.34	93.50%	89.14	999.00	909.86	91.08%	4,000.00
6510	Pool/ Spas- Contract	825.85	1,250.00	424.15	33.93%	3,667.78	3,750.00	82.22	2.19%	15,000.00
6515	Suana/ Steam/ Locker Rooms	0.00	100.00	100.00	100.00%	10.99	300.00	289.01	96.34%	1,200.00

Riverwalk Master Association
Statement of Revenues and Expenses
Period 10/1/2022 To 10/31/2022 11:59:00 PM

		Current Month Operating				Year to Date Operating				
		Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
6516	General Pool/ Hot Tub	0.00	250.00	250.00	100.00%	311.00	750.00	439.00	58.53%	3,000.00
6560	Security	800.00	842.00	42.00	4.99%	2,290.00	2,526.00	236.00	9.34%	10,100.00
6570	Games/Fitness Equip Main.	190.00	100.00	(90.00)	-90.00%	190.00	300.00	110.00	36.67%	1,200.00
6580	Janitorial/ Housekeeping	1,375.00	1,667.00	292.00	17.52%	4,125.00	5,001.00	876.00	17.52%	20,000.00
6630	Supplies- Cleaning & Paper Products	0.00	250.00	250.00	100.00%	295.92	750.00	454.08	60.54%	3,000.00
6643	Clubhouse Decorations	0.00	17.00	17.00	100.00%	0.00	51.00	51.00	100.00%	200.00
TOTAL Recreation		3,212.51	4,809.00	1,596.49	33.20%	10,979.83	14,427.00	3,447.17	23.89%	57,700.00
Utilities										
6703	Gas	1,072.52	833.00	(239.52)	-28.75%	3,585.30	2,499.00	(1,086.30)	-43.47%	10,000.00
6707	Electric	1,679.54	1,583.00	(96.54)	-6.10%	5,755.45	4,749.00	(1,006.45)	-21.19%	19,000.00
6710	Water & Sewer	3,190.24	1,500.00	(1,690.24)	-112.68%	5,864.98	4,500.00	(1,364.98)	-30.33%	18,000.00
6760	Trash	116.50	208.00	91.50	43.99%	500.99	624.00	123.01	19.71%	2,500.00
6770	Telephone/ Pager	610.35	583.00	(27.35)	-4.69%	1,830.08	1,749.00	(81.08)	-4.64%	7,000.00
6771	Cable/Internet/Satellite TV	144.64	167.00	22.36	13.39%	413.92	501.00	87.08	17.38%	2,000.00
TOTAL Utilities		6,813.79	4,874.00	(1,939.79)	-39.80%	17,950.72	14,622.00	(3,328.72)	-22.77%	58,500.00
TOTAL Expense		29,186.68	32,143.00	2,956.32	9.20%	97,649.31	98,479.00	829.69	0.84%	413,068.00
Excess Revenue / Expense		4,885.14	2,280.00	2,605.14	-114.26%	729.57	4,790.00	(4,060.43)	84.77%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
Period 10/1/2022 To 10/31/2022 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Reserve Income									
8010 Reserve Transfer	8,644.00	8,644.00	0.00	0.00%	25,932.00	25,932.00	0.00	0.00%	103,732.00
8700 Reserve Interest Income	4.05	0.00	4.05	0.00%	12.30	0.00	12.30	0.00%	0.00
TOTAL Reserve Income	8,648.05	8,644.00	4.05	-0.05%	25,944.30	25,932.00	12.30	-0.05%	103,732.00
TOTAL Income	8,648.05	8,644.00	4.05	-0.05%	25,944.30	25,932.00	12.30	-0.05%	103,732.00
Expense									
Reserve Expenses									
9205 Clubhouse	0.00	0.00	0.00	0.00%	16,610.64	0.00	(16,610.64)	0.00%	0.00
9510 Miscellaneous Reserve Expense	0.00	0.00	0.00	0.00%	8.00	0.00	(8.00)	0.00%	0.00
TOTAL Reserve Expenses	0.00	0.00	0.00	0.00%	16,618.64	0.00	(16,618.64)	0.00%	0.00
TOTAL Expense	0.00	0.00	0.00	0.00%	16,618.64	0.00	(16,618.64)	0.00%	0.00
Excess Revenue / Expense	8,648.05	8,644.00	4.05	-0.05%	9,325.66	25,932.00	(16,606.34)	64.04%	103,732.00