

# Balance Sheet

Period 01/31/2023

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## Riverwalk Master Association

	Operating	Reserves	Total	
<b>Assets</b>				
<u>Cash</u>				
1000	Petty Cash	100.00	100.00	
1001	Operating- Alliance Cash	232,590.66	232,590.66	
1150	Checking- Key Bank 2864	91.59	91.59	
1205	Savings- Alliance	33,574.30	33,574.30	
<u>Total Cash</u>		<u>266,356.55</u>	<u>266,356.55</u>	
<u>Reserve</u>				
1301	Money Market- Key Bank	508,355.29	508,355.29	
<u>Total Reserve</u>		<u>508,355.29</u>	<u>508,355.29</u>	
<u>Accounts Receivable</u>				
1400	Accounts Receivable	10,105.29	10,105.29	
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)	
<u>Total Accounts Receivable</u>		<u>8,105.40</u>	<u>8,105.40</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	88,441.08	88,441.08	
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>99,056.75</u>	<u>99,056.75</u>	
<u>Total Assets</u>		<u>1,370,597.11</u>	<u>508,355.29</u>	<u>1,878,952.40</u>
<b>Liabilities &amp; Equity</b>				
<u>Current Liabilities</u>				
2000	Accounts Payable	1,342.68	3,316.00	4,658.68
2100	Deferred Income	525.00		525.00
2160	Damage Deposits	1,300.00		1,300.00
2170	Damage Deposit	5,505.00		5,505.00
2200	Prepaid Assessments	50,454.83		50,454.83
2500	Payroll Taxes Payable	(38.71)		(38.71)
2501	Employee Insurance Payable	114.40		114.40
2670	Due to Operating		88,441.08	88,441.08
<u>Total Current Liabilities</u>		<u>59,203.20</u>	<u>91,757.08</u>	<u>150,960.28</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	15,868.31	20,637.05	36,505.36
<u>Total Equity</u>		<u>1,311,393.91</u>	<u>416,598.21</u>	<u>1,727,992.12</u>
<u>Total Liabilities &amp; Equity</u>		<u>1,370,597.11</u>	<u>508,355.29</u>	<u>1,878,952.40</u>

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Income</b>									
4000 Assessments	38,640.00	38,640.00	0.00	0.00%	231,840.00	231,840.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(51,864.00)	(51,864.00)	0.00	0.00%	(103,732.00)
4015 Late Fees	139.04	250.00	(110.96)	44.38%	1,033.81	1,500.00	(466.19)	31.08%	3,000.00
4020 Legal- Collections	227.00	250.00	(23.00)	9.20%	721.75	1,500.00	(778.25)	51.88%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	750.00	(750.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	210.00	(210.00)	100.00%	420.00
4205 Collection Processing Income	0.00	0.00	0.00	0.00%	90.00	0.00	90.00	0.00%	0.00
4315 Newsletter	90.00	333.00	(243.00)	72.97%	2,000.00	1,998.00	2.00	-0.10%	4,000.00
4390 Rec Center Rent and Fees	200.00	417.00	(217.00)	52.04%	(50.00)	2,502.00	(2,552.00)	102.00%	5,000.00
4395 Rec Center Rent and Fees- Non Resic	600.00	2,917.00	(2,317.00)	79.43%	10,300.00	17,502.00	(7,202.00)	41.15%	35,000.00
4700 Operating Interest Income	9.62	8.00	1.62	-20.25%	52.26	48.00	4.26	-8.87%	100.00
4990 Miscellaneous Income	16.00	92.00	(76.00)	82.61%	26.00	552.00	(526.00)	95.29%	1,100.00
<b>TOTAL Income</b>	<b>31,277.66</b>	<b>34,423.00</b>	<b>(3,145.34)</b>	<b>9.14%</b>	<b>194,149.82</b>	<b>206,538.00</b>	<b>(12,388.18)</b>	<b>6.00%</b>	<b>413,068.00</b>
<b>TOTAL Income</b>	<b>31,277.66</b>	<b>34,423.00</b>	<b>(3,145.34)</b>	<b>9.14%</b>	<b>194,149.82</b>	<b>206,538.00</b>	<b>(12,388.18)</b>	<b>6.00%</b>	<b>413,068.00</b>
<b>Expense</b>									
<b>Administrative</b>									
5015 Accounting Fee	1,450.00	1,450.00	0.00	0.00%	8,700.00	8,700.00	0.00	0.00%	17,400.00
5020 Legal- Collections	227.00	250.00	23.00	9.20%	721.75	1,500.00	778.25	51.88%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	750.00	750.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	395.00	498.00	103.00	20.68%	1,000.00
5170 Audit & Tax Prep	0.00	4,000.00	4,000.00	100.00%	0.00	4,000.00	4,000.00	100.00%	4,000.00
5180 Computer/ Web Maintenance	47.00	333.00	286.00	85.89%	397.90	1,998.00	1,600.10	80.09%	4,000.00
5245 Clubhouse Staff	10,076.66	11,250.00	1,173.34	10.43%	64,132.29	67,500.00	3,367.71	4.99%	135,000.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	300.00	390.00	90.00	23.08%	780.00
5315 Payroll Taxes	906.93	917.00	10.07	1.10%	5,000.92	5,502.00	501.08	9.11%	11,000.00
5320 Payroll Fees	464.98	367.00	(97.98)	-26.70%	2,017.36	2,202.00	184.64	8.39%	4,400.00
5325 Insurance- Workman's Comp	0.00	258.00	258.00	100.00%	2,864.00	1,548.00	(1,316.00)	-85.01%	3,100.00
5330 Payroll- Employee Insurance	924.14	1,500.00	575.86	38.39%	4,788.32	9,000.00	4,211.68	46.80%	18,000.00

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10/10/1951

Account	10/10/1951	10/20/1951	10/30/1951	11/10/1951	11/20/1951	11/30/1951	12/10/1951	12/20/1951	12/30/1951	Total
10/10/1951	1000.00									1000.00
10/20/1951		500.00								500.00
10/30/1951			1500.00							1500.00
11/10/1951				3000.00						3000.00
11/20/1951					2000.00					2000.00
11/30/1951						1000.00				1000.00
12/10/1951							500.00			500.00
12/20/1951								1000.00		1000.00
12/30/1951									500.00	500.00
<b>Total</b>	<b>1000.00</b>	<b>500.00</b>	<b>1500.00</b>	<b>3000.00</b>	<b>2000.00</b>	<b>1000.00</b>	<b>500.00</b>	<b>1000.00</b>	<b>500.00</b>	<b>10000.00</b>

THIS ACCOUNT IS THE PROPERTY OF THE UNIVERSITY OF MICHIGAN LIBRARIES AND IS TO BE USED FOR THE PURPOSES OF THE UNIVERSITY OF MICHIGAN LIBRARIES ONLY.

UNIVERSITY OF MICHIGAN LIBRARIES  
 ANN ARBOR, MICHIGAN 48106

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
5385 Taxes and Licenses	0.00	8.00	8.00	100.00%	0.00	48.00	48.00	100.00%	100.00
5490 Bad Debt	0.00	140.00	140.00	100.00%	0.00	840.00	840.00	100.00%	1,680.00
5525 Postage, Printing, Copies	79.71	333.00	253.29	76.06%	3,641.25	1,998.00	(1,643.25)	-82.24%	4,000.00
5550 Office Equipment- Lease	337.49	350.00	12.51	3.57%	1,967.74	2,100.00	132.26	6.30%	4,200.00
5560 Office Supplies	67.99	142.00	74.01	52.12%	1,853.47	852.00	(1,001.47)	-117.54%	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	17.75	275.00	257.25	93.55%	1,458.86	1,650.00	191.14	11.58%	3,298.00
<b>TOTAL Administrative</b>	<b>14,674.65</b>	<b>21,846.00</b>	<b>7,171.35</b>	<b>32.83%</b>	<b>98,322.04</b>	<b>111,076.00</b>	<b>12,753.96</b>	<b>11.48%</b>	<b>218,308.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	75.00	75.00	0.00	0.00%	450.00	450.00	0.00	0.00%	900.00
6090 HVAC Maintenance	0.00	0.00	0.00	0.00%	1,991.00	3,100.00	1,109.00	35.77%	6,200.00
6115 Fire Alarm/ Security System	2,010.74	583.00	(1,427.74)	-244.90%	3,307.95	3,498.00	190.05	5.43%	7,000.00
6120 Carpet Cleaning	0.00	275.00	275.00	100.00%	495.00	1,650.00	1,155.00	70.00%	3,300.00
6150 General Building Maintenance	0.00	417.00	417.00	100.00%	627.54	2,502.00	1,874.46	74.92%	5,000.00
<b>TOTAL Buildings</b>	<b>2,085.74</b>	<b>1,350.00</b>	<b>(735.74)</b>	<b>-54.50%</b>	<b>6,871.49</b>	<b>11,200.00</b>	<b>4,328.51</b>	<b>38.65%</b>	<b>22,400.00</b>
<b><u>Insurance</u></b>									
5000 Insurance- Master	0.00	1,917.00	1,917.00	100.00%	8,257.34	11,502.00	3,244.66	28.21%	23,000.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>1,917.00</b>	<b>1,917.00</b>	<b>100.00%</b>	<b>8,257.34</b>	<b>11,502.00</b>	<b>3,244.66</b>	<b>28.21%</b>	<b>23,000.00</b>
<b><u>Landscaping</u></b>									
6210 Snow Removal	1,140.00	1,600.00	460.00	28.75%	2,340.00	4,800.00	2,460.00	51.25%	8,000.00
6215 General Grounds Maintenance	120.00	1,097.00	977.00	89.06%	10,476.09	6,582.00	(3,894.09)	-59.16%	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%	730.00	1,500.00	770.00	51.33%	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
<b>TOTAL Landscaping</b>	<b>1,260.00</b>	<b>2,947.00</b>	<b>1,687.00</b>	<b>57.24%</b>	<b>14,501.09</b>	<b>13,382.00</b>	<b>(1,119.09)</b>	<b>-8.36%</b>	<b>33,160.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	1,124.79	333.00	(791.79)	-237.77%	1,232.79	1,998.00	765.21	38.30%	4,000.00
6510 Pool/ Spas- Contract	229.69	1,250.00	1,020.31	81.62%	6,716.96	7,500.00	783.04	10.44%	15,000.00
6515 Suana/ Steam/ Locker Rooms	149.64	100.00	(49.64)	-49.64%	160.63	600.00	439.37	73.23%	1,200.00

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 1/1/2023 To 1/31/2023 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	1,500.00	1,189.00	79.27%	3,000.00
6560 Security	725.00	842.00	117.00	13.90%	4,465.00	5,052.00	587.00	11.62%	10,100.00
6570 Games/Fitness Equip Main.	0.00	100.00	100.00	100.00%	190.00	600.00	410.00	68.33%	1,200.00
6580 Janitorial/ Housekeeping	1,069.44	1,667.00	597.56	35.85%	7,600.68	10,002.00	2,401.32	24.01%	20,000.00
6630 Supplies- Cleaning & Paper Products	0.00	250.00	250.00	100.00%	295.92	1,500.00	1,204.08	80.27%	3,000.00
6643 Clubhouse Decorations	0.00	17.00	17.00	100.00%	0.00	102.00	102.00	100.00%	200.00
<b>TOTAL Recreation</b>	<b>3,298.56</b>	<b>4,809.00</b>	<b>1,510.44</b>	<b>31.41%</b>	<b>20,972.98</b>	<b>28,854.00</b>	<b>7,881.02</b>	<b>27.31%</b>	<b>57,700.00</b>
<b><u>Utilities</u></b>									
6703 Gas	1,731.44	833.00	(898.44)	-107.86%	7,896.38	4,998.00	(2,898.38)	-57.99%	10,000.00
6707 Electric	1,376.77	1,583.00	206.23	13.03%	9,687.31	9,498.00	(189.31)	-1.99%	19,000.00
6710 Water & Sewer	144.16	1,500.00	1,355.84	90.39%	6,192.60	9,000.00	2,807.40	31.19%	18,000.00
6760 Trash	166.33	208.00	41.67	20.03%	1,011.47	1,248.00	236.53	18.95%	2,500.00
6770 Telephone/ Pager	603.94	583.00	(20.94)	-3.59%	3,640.93	3,498.00	(142.93)	-4.09%	7,000.00
6771 Cable/Internet/Satellite TV	0.00	167.00	167.00	100.00%	927.88	1,002.00	74.12	7.40%	2,000.00
<b>TOTAL Utilities</b>	<b>4,022.64</b>	<b>4,874.00</b>	<b>851.36</b>	<b>17.47%</b>	<b>29,356.57</b>	<b>29,244.00</b>	<b>(112.57)</b>	<b>-0.38%</b>	<b>58,500.00</b>
<b>TOTAL Expense</b>	<b>25,341.59</b>	<b>37,743.00</b>	<b>12,401.41</b>	<b>32.86%</b>	<b>178,281.51</b>	<b>205,258.00</b>	<b>26,976.49</b>	<b>13.14%</b>	<b>413,068.00</b>
<b>Excess Revenue / Expense</b>	<b>5,936.07</b>	<b>(3,320.00)</b>	<b>9,256.07</b>	<b>278.80%</b>	<b>15,868.31</b>	<b>1,280.00</b>	<b>14,588.31</b>	<b>0.00%</b>	<b>0.00</b>





**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 1/1/2023 To 1/31/2023 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%	51,864.00	51,864.00	0.00	0.00%	103,732.00
8700 Reserve Interest Income	4.23	0.00	4.23	0.00%	24.69	0.00	24.69	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>8,648.23</b>	<b>8,644.00</b>	<b>4.23</b>	<b>-0.05%</b>	<b>51,888.69</b>	<b>51,864.00</b>	<b>24.69</b>	<b>-0.05%</b>	<b>103,732.00</b>
<b>TOTAL Income</b>	<b>8,648.23</b>	<b>8,644.00</b>	<b>4.23</b>	<b>-0.05%</b>	<b>51,888.69</b>	<b>51,864.00</b>	<b>24.69</b>	<b>-0.05%</b>	<b>103,732.00</b>
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
9205 Clubhouse	3,316.00	0.00	(3,316.00)	0.00%	31,243.64	0.00	(31,243.64)	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
<b>TOTAL Reserve Expenses</b>	<b>3,316.00</b>	<b>0.00</b>	<b>(3,316.00)</b>	<b>0.00%</b>	<b>31,251.64</b>	<b>0.00</b>	<b>(31,251.64)</b>	<b>0.00%</b>	<b>0.00</b>
<b>TOTAL Expense</b>	<b>3,316.00</b>	<b>0.00</b>	<b>(3,316.00)</b>	<b>0.00%</b>	<b>31,251.64</b>	<b>0.00</b>	<b>(31,251.64)</b>	<b>0.00%</b>	<b>0.00</b>
<b>Excess Revenue / Expense</b>	<b>5,332.23</b>	<b>8,644.00</b>	<b>(3,311.77)</b>	<b>38.31%</b>	<b>20,637.05</b>	<b>51,864.00</b>	<b>(31,226.95)</b>	<b>60.21%</b>	<b>103,732.00</b>

