

Balance Sheet

Period 02/28/2023

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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	241,749.34		241,749.34
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,578.17		33,578.17
<u>Total Cash</u>	<u>275,519.10</u>		<u>275,519.10</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		517,003.18	517,003.18
<u>Total Reserve</u>		<u>517,003.18</u>	<u>517,003.18</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	10,037.57		10,037.57
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>8,037.68</u>		<u>8,037.68</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	91,757.08		91,757.08
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>102,372.75</u>		<u>102,372.75</u>
<u>Total Assets</u>	<u>1,383,007.94</u>	<u>517,003.18</u>	<u>1,900,011.12</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	1,977.37	3,836.67	5,814.04
2100 Deferred Income	525.00		525.00
2160 Damage Deposits	1,300.00		1,300.00
2170 Damage Deposit	7,805.00		7,805.00
2200 Prepaid Assessments	49,499.54		49,499.54
2500 Payroll Taxes Payable	(38.71)		(38.71)
2501 Employee Insurance Payable	(677.54)		(677.54)
2670 Due to Operating		91,757.08	91,757.08
<u>Total Current Liabilities</u>	<u>60,390.66</u>	<u>95,593.75</u>	<u>155,984.41</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	27,091.68	25,448.27	52,539.95
<u>Total Equity</u>	<u>1,322,617.28</u>	<u>421,409.43</u>	<u>1,744,026.71</u>
<u>Total Liabilities & Equity</u>	<u>1,383,007.94</u>	<u>517,003.18</u>	<u>1,900,011.12</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 2/1/2023 To 2/28/2023 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%	270,480.00	270,480.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(60,508.00)	(60,508.00)	0.00	0.00%	(103,732.00)
4015 Late Fees	219.51	250.00	(30.49)	12.20%	1,253.32	1,750.00	(496.68)	28.38%	3,000.00
4020 Legal- Collections	160.00	250.00	(90.00)	36.00%	881.75	1,750.00	(868.25)	49.61%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	875.00	(875.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	245.00	(245.00)	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	775.00	333.00	442.00	-132.73%	2,775.00	2,331.00	444.00	-19.05%	4,000.00
4390 Rec Center Rent and Fees	0.00	417.00	(417.00)	100.00%	(50.00)	2,919.00	(2,969.00)	101.71%	5,000.00
4395 Rec Center Rent and Fees- Non Resic	2,850.00	2,917.00	(67.00)	2.30%	13,150.00	20,419.00	(7,269.00)	35.60%	35,000.00
4700 Operating Interest Income	8.70	8.00	0.70	-8.75%	60.96	56.00	4.96	-8.86%	100.00
4990 Miscellaneous Income	0.00	92.00	(92.00)	100.00%	26.00	644.00	(618.00)	95.96%	1,100.00
TOTAL Income	34,009.21	34,423.00	(413.79)	1.20%	228,159.03	240,961.00	(12,801.97)	5.31%	413,068.00
TOTAL Income	34,009.21	34,423.00	(413.79)	1.20%	228,159.03	240,961.00	(12,801.97)	5.31%	413,068.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,450.00	1,450.00	0.00	0.00%	10,150.00	10,150.00	0.00	0.00%	17,400.00
5020 Legal- Collections	160.00	250.00	90.00	36.00%	881.75	1,750.00	868.25	49.61%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	875.00	875.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	395.00	581.00	186.00	32.01%	1,000.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	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%	444.90	2,331.00	1,886.10	80.91%	4,000.00
5245 Clubhouse Staff	9,956.66	11,250.00	1,293.34	11.50%	74,088.95	78,750.00	4,661.05	5.92%	135,000.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	375.00	455.00	80.00	17.58%	780.00
5315 Payroll Taxes	862.64	917.00	54.36	5.93%	5,863.56	6,419.00	555.44	8.65%	11,000.00
5320 Payroll Fees	297.48	367.00	69.52	18.94%	2,314.84	2,569.00	254.16	9.89%	4,400.00
5325 Insurance- Workman's Comp	0.00	258.00	258.00	100.00%	2,864.00	1,806.00	(1,058.00)	-58.58%	3,100.00
5330 Payroll- Employee Insurance	924.14	1,500.00	575.86	38.39%	5,712.46	10,500.00	4,787.54	45.60%	18,000.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 2/1/2023 To 2/28/2023 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	56.00	56.00	100.00%	100.00
5490 Bad Debt	0.00	140.00	140.00	100.00%	0.00	980.00	980.00	100.00%	1,680.00
5525 Postage, Printing, Copies	263.85	333.00	69.15	20.77%	3,905.10	2,331.00	(1,574.10)	-67.53%	4,000.00
5550 Office Equipment- Lease	337.49	350.00	12.51	3.57%	2,305.23	2,450.00	144.77	5.91%	4,200.00
5560 Office Supplies	115.91	142.00	26.09	18.37%	1,969.38	994.00	(975.38)	-98.13%	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	348.88	275.00	(73.88)	-26.87%	1,807.74	1,925.00	117.26	6.09%	3,298.00
TOTAL Administrative	14,839.05	17,846.00	3,006.95	16.85%	113,161.09	128,922.00	15,760.91	12.23%	218,308.00
<u>Buildings</u>									
6040 Exterminating	75.00	75.00	0.00	0.00%	525.00	525.00	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	0.00	583.00	583.00	100.00%	3,307.95	4,081.00	773.05	18.94%	7,000.00
6120 Carpet Cleaning	375.00	275.00	(100.00)	-36.36%	870.00	1,925.00	1,055.00	54.81%	3,300.00
6150 General Building Maintenance	0.00	417.00	417.00	100.00%	627.54	2,919.00	2,291.46	78.50%	5,000.00
TOTAL Buildings	450.00	1,350.00	900.00	66.67%	7,321.49	12,550.00	5,228.51	41.66%	22,400.00
<u>Insurance</u>									
5000 Insurance- Master	0.00	1,917.00	1,917.00	100.00%	8,257.34	13,419.00	5,161.66	38.47%	23,000.00
TOTAL Insurance	0.00	1,917.00	1,917.00	100.00%	8,257.34	13,419.00	5,161.66	38.47%	23,000.00
<u>Landscaping</u>									
6210 Snow Removal	240.00	1,600.00	1,360.00	85.00%	2,580.00	6,400.00	3,820.00	59.69%	8,000.00
6215 General Grounds Maintenance	183.00	1,097.00	914.00	83.32%	10,659.09	7,679.00	(2,980.09)	-38.81%	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	1,750.00	1,020.00	58.29%	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	423.00	2,947.00	2,524.00	85.65%	14,924.09	16,329.00	1,404.91	8.60%	33,160.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	31.83	333.00	301.17	90.44%	1,264.62	2,331.00	1,066.38	45.75%	4,000.00
6510 Pool/ Spas- Contract	1,010.31	1,250.00	239.69	19.18%	7,727.27	8,750.00	1,022.73	11.69%	15,000.00
6515 Suana/ Steam/ Locker Rooms	0.00	100.00	100.00	100.00%	160.63	700.00	539.37	77.05%	1,200.00

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	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	1,750.00	1,439.00	82.23%	3,000.00
6560 Security	725.00	842.00	117.00	13.90%	5,190.00	5,894.00	704.00	11.94%	10,100.00
6570 Games/Fitness Equip Main.	190.00	100.00	(90.00)	-90.00%	380.00	700.00	320.00	45.71%	1,200.00
6580 Janitorial/ Housekeeping	1,222.00	1,667.00	445.00	26.69%	8,822.68	11,669.00	2,846.32	24.39%	20,000.00
6630 Supplies- Cleaning & Paper Products	140.34	250.00	109.66	43.86%	436.26	1,750.00	1,313.74	75.07%	3,000.00
6643 Clubhouse Decorations	0.00	17.00	17.00	100.00%	0.00	119.00	119.00	100.00%	200.00
TOTAL Recreation	3,319.48	4,809.00	1,489.52	30.97%	24,292.46	33,663.00	9,370.54	27.84%	57,700.00
<u>Utilities</u>									
6703 Gas	1,436.58	833.00	(603.58)	-72.46%	9,332.96	5,831.00	(3,501.96)	-60.06%	10,000.00
6707 Electric	1,281.21	1,583.00	301.79	19.06%	10,968.52	11,081.00	112.48	1.02%	19,000.00
6710 Water & Sewer	111.56	1,500.00	1,388.44	92.56%	6,304.16	10,500.00	4,195.84	39.96%	18,000.00
6760 Trash	167.06	208.00	40.94	19.68%	1,178.53	1,456.00	277.47	19.06%	2,500.00
6770 Telephone/ Pager	623.24	583.00	(40.24)	-6.90%	4,264.17	4,081.00	(183.17)	-4.49%	7,000.00
6771 Cable/Internet/Satellite TV	134.66	167.00	32.34	19.37%	1,062.54	1,169.00	106.46	9.11%	2,000.00
TOTAL Utilities	3,754.31	4,874.00	1,119.69	22.97%	33,110.88	34,118.00	1,007.12	2.95%	58,500.00
TOTAL Expense	22,785.84	33,743.00	10,957.16	32.47%	201,067.35	239,001.00	37,933.65	15.87%	413,068.00
Excess Revenue / Expense	11,223.37	680.00	10,543.37	0.00%	27,091.68	1,960.00	25,131.68	0.00%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 2/1/2023 To 2/28/2023 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%	60,508.00	60,508.00	0.00	0.00%	103,732.00
8700 Reserve Interest Income	3.89	0.00	3.89	0.00%	28.58	0.00	28.58	0.00%	0.00
TOTAL Reserve Income	8,647.89	8,644.00	3.89	-0.05%	60,536.58	60,508.00	28.58	-0.05%	103,732.00
TOTAL Income	8,647.89	8,644.00	3.89	-0.05%	60,536.58	60,508.00	28.58	-0.05%	103,732.00
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	3,836.67	0.00	(3,836.67)	0.00%	35,080.31	0.00	(35,080.31)	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	3,836.67	0.00	(3,836.67)	0.00%	35,088.31	0.00	(35,088.31)	0.00%	0.00
TOTAL Expense	3,836.67	0.00	(3,836.67)	0.00%	35,088.31	0.00	(35,088.31)	0.00%	0.00
Excess Revenue / Expense	4,811.22	8,644.00	(3,832.78)	44.34%	25,448.27	60,508.00	(35,059.73)	57.94%	103,732.00