

Balance Sheet

Period 03/31/2023

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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	246,344.49	246,344.49
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,582.44	33,582.44
<u>Total Cash</u>		<u>280,118.52</u>	<u>280,118.52</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	525,651.57	525,651.57
<u>Total Reserve</u>		<u>525,651.57</u>	<u>525,651.57</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	10,795.00	10,795.00
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>8,795.11</u>	<u>8,795.11</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	99,127.01	99,127.01
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>109,742.68</u>	<u>109,742.68</u>
<u>Total Assets</u>		<u>1,395,734.72</u>	<u>1,921,386.29</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	3,004.33	3,004.33
2100	Deferred Income	525.00	525.00
2160	Damage Deposits	1,300.00	1,300.00
2170	Damage Deposit	9,055.00	9,055.00
2200	Prepaid Assessments	50,525.07	50,525.07
2500	Payroll Taxes Payable	(38.71)	(38.71)
2501	Employee Insurance Payable	906.34	906.34
2670	Due to Operating	99,127.01	99,127.01
<u>Total Current Liabilities</u>		<u>99,127.01</u>	<u>164,404.04</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	34,932.09	65,495.49
<u>Total Equity</u>		<u>426,524.56</u>	<u>1,756,982.25</u>
<u>Total Liabilities & Equity</u>		<u>525,651.57</u>	<u>1,921,386.29</u>

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 3/1/2023 To 3/31/2023 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%	309,120.00	309,120.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,644.00)	(8,644.00)	0.00	0.00%	(69,152.00)	(69,152.00)	0.00	0.00%	(103,732.00)
4015 Late Fees	222.50	250.00	(27.50)	11.00%	1,475.82	2,000.00	(524.18)	26.21%	3,000.00
4020 Legal- Collections	189.40	250.00	(60.60)	24.24%	1,071.15	2,000.00	(928.85)	46.44%	3,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	280.00	(280.00)	100.00%	420.00
4205 Collection Processing Income	195.00	0.00	195.00	0.00%	285.00	0.00	285.00	0.00%	0.00
4315 Newsletter	135.00	333.00	(198.00)	59.46%	2,910.00	2,664.00	246.00	-9.23%	4,000.00
4390 Rec Center Rent and Fees	0.00	417.00	(417.00)	100.00%	(50.00)	3,336.00	(3,386.00)	101.50%	5,000.00
4395 Rec Center Rent and Fees- Non Resic	2,700.00	2,917.00	(217.00)	7.44%	15,850.00	23,336.00	(7,486.00)	32.08%	35,000.00
4700 Operating Interest Income	9.68	8.00	1.68	-21.00%	70.64	64.00	6.64	-10.38%	100.00
4990 Miscellaneous Income	0.00	92.00	(92.00)	100.00%	26.00	736.00	(710.00)	96.47%	1,100.00
TOTAL Income	33,447.58	34,423.00	(975.42)	2.83%	261,606.61	275,384.00	(13,777.39)	5.00%	413,068.00
TOTAL Income	33,447.58	34,423.00	(975.42)	2.83%	261,606.61	275,384.00	(13,777.39)	5.00%	413,068.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,450.00	1,450.00	0.00	0.00%	11,600.00	11,600.00	0.00	0.00%	17,400.00
5020 Legal- Collections	189.40	250.00	60.60	24.24%	1,071.15	2,000.00	928.85	46.44%	3,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,000.00	1,000.00	100.00%	1,500.00
5142 Legal- General	0.00	83.00	83.00	100.00%	395.00	664.00	269.00	40.51%	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%	491.90	2,664.00	2,172.10	81.54%	4,000.00
5245 Clubhouse Staff	9,791.66	11,250.00	1,458.34	12.96%	83,880.61	90,000.00	6,119.39	6.80%	135,000.00
5260 Answering Service	75.00	65.00	(10.00)	-15.38%	450.00	520.00	70.00	13.46%	780.00
5315 Payroll Taxes	822.49	917.00	94.51	10.31%	6,686.05	7,336.00	649.95	8.86%	11,000.00
5320 Payroll Fees	285.06	367.00	81.94	22.33%	2,599.90	2,936.00	336.10	11.45%	4,400.00
5325 Insurance- Workman's Comp	259.00	258.00	(1.00)	-0.39%	3,123.00	2,064.00	(1,059.00)	-51.31%	3,100.00
5330 Payroll- Employee Insurance	1,716.08	1,500.00	(216.08)	-14.41%	9,012.42	12,000.00	2,987.58	24.90%	18,000.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 3/1/2023 To 3/31/2023 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	64.00	64.00	100.00%	100.00
5490 Bad Debt	0.00	140.00	140.00	100.00%	0.00	1,120.00	1,120.00	100.00%	1,680.00
5525 Postage, Printing, Copies	244.51	333.00	88.49	26.57%	4,149.61	2,664.00	(1,485.61)	-55.77%	4,000.00
5550 Office Equipment- Lease	308.89	350.00	41.11	11.75%	2,614.12	2,800.00	185.88	6.64%	4,200.00
5560 Office Supplies	0.00	142.00	142.00	100.00%	1,969.38	1,136.00	(833.38)	-73.36%	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	327.75	275.00	(52.75)	-19.18%	2,135.49	2,200.00	64.51	2.93%	3,298.00
TOTAL Administrative	15,516.84	17,846.00	2,329.16	13.05%	130,261.81	146,768.00	16,506.19	11.25%	218,308.00
<u>Buildings</u>									
6040 Exterminating	0.00	75.00	75.00	100.00%	525.00	600.00	75.00	12.50%	900.00
6090 HVAC Maintenance	0.00	1,550.00	1,550.00	100.00%	1,991.00	4,650.00	2,659.00	57.18%	6,200.00
6115 Fire Alarm/ Security System	0.00	583.00	583.00	100.00%	3,307.95	4,664.00	1,356.05	29.07%	7,000.00
6120 Carpet Cleaning	0.00	275.00	275.00	100.00%	870.00	2,200.00	1,330.00	60.45%	3,300.00
6150 General Building Maintenance	768.45	417.00	(351.45)	-84.28%	1,395.99	3,336.00	1,940.01	58.15%	5,000.00
TOTAL Buildings	768.45	2,900.00	2,131.55	73.50%	8,089.94	15,450.00	7,360.06	47.64%	22,400.00
<u>Insurance</u>									
5000 Insurance- Master	0.00	1,917.00	1,917.00	100.00%	8,257.34	15,336.00	7,078.66	46.16%	23,000.00
TOTAL Insurance	0.00	1,917.00	1,917.00	100.00%	8,257.34	15,336.00	7,078.66	46.16%	23,000.00
<u>Landscaping</u>									
6210 Snow Removal	0.00	1,600.00	1,600.00	100.00%	2,580.00	8,000.00	5,420.00	67.75%	8,000.00
6215 General Grounds Maintenance	0.00	1,097.00	1,097.00	100.00%	10,659.09	8,776.00	(1,883.09)	-21.46%	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	174.07	250.00	75.93	30.37%	904.07	2,000.00	1,095.93	54.80%	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	174.07	2,947.00	2,772.93	94.09%	15,098.16	19,276.00	4,177.84	21.67%	33,160.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	20.46	333.00	312.54	93.86%	1,285.08	2,664.00	1,378.92	51.76%	4,000.00
6510 Pool/ Spas- Contract	915.16	1,250.00	334.84	26.79%	8,642.43	10,000.00	1,357.57	13.58%	15,000.00
6515 Suana/ Steam/ Locker Rooms	0.00	100.00	100.00	100.00%	160.63	800.00	639.37	79.92%	1,200.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 3/1/2023 To 3/31/2023 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	900.00	250.00	(650.00)	-260.00%	1,211.00	2,000.00	789.00	39.45%	3,000.00
6560 Security	725.00	842.00	117.00	13.90%	5,915.00	6,736.00	821.00	12.19%	10,100.00
6570 Games/Fitness Equip Main.	0.00	100.00	100.00	100.00%	380.00	800.00	420.00	52.50%	1,200.00
6580 Janitorial/ Housekeeping	1,375.22	1,667.00	291.78	17.50%	10,197.90	13,336.00	3,138.10	23.53%	20,000.00
6630 Supplies- Cleaning & Paper Products	0.00	250.00	250.00	100.00%	436.26	2,000.00	1,563.74	78.19%	3,000.00
6643 Clubhouse Decorations	0.00	17.00	17.00	100.00%	0.00	136.00	136.00	100.00%	200.00
TOTAL Recreation	3,935.84	4,809.00	873.16	18.16%	28,228.30	38,472.00	10,243.70	26.63%	57,700.00
<u>Utilities</u>									
6703 Gas	1,190.93	833.00	(357.93)	-42.97%	10,523.89	6,664.00	(3,859.89)	-57.92%	10,000.00
6707 Electric	1,386.33	1,583.00	196.67	12.42%	12,354.85	12,664.00	309.15	2.44%	19,000.00
6710 Water & Sewer	137.64	1,500.00	1,362.36	90.82%	6,441.80	12,000.00	5,558.20	46.32%	18,000.00
6760 Trash	164.74	208.00	43.26	20.80%	1,343.27	1,664.00	320.73	19.27%	2,500.00
6770 Telephone/ Pager	623.79	583.00	(40.79)	-7.00%	4,887.96	4,664.00	(223.96)	-4.80%	7,000.00
6771 Cable/Internet/Satellite TV	124.66	167.00	42.34	25.35%	1,187.20	1,336.00	148.80	11.14%	2,000.00
TOTAL Utilities	3,628.09	4,874.00	1,245.91	25.56%	36,738.97	38,992.00	2,253.03	5.78%	58,500.00
TOTAL Expense	24,023.29	35,293.00	11,269.71	31.93%	226,674.52	274,294.00	47,619.48	17.36%	413,068.00
Excess Revenue / Expense	9,424.29	(870.00)	10,294.29	0.00%	34,932.09	1,090.00	33,842.09	0.00%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 3/1/2023 To 3/31/2023 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%	69,152.00	69,152.00	0.00	0.00%	103,732.00
8700 Reserve Interest Income	4.39	0.00	4.39	0.00%	32.97	0.00	32.97	0.00%	0.00
TOTAL Reserve Income	8,648.39	8,644.00	4.39	-0.05%	69,184.97	69,152.00	32.97	-0.05%	103,732.00
TOTAL Income	8,648.39	8,644.00	4.39	-0.05%	69,184.97	69,152.00	32.97	-0.05%	103,732.00
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	3,533.26	0.00	(3,533.26)	0.00%	38,613.57	0.00	(38,613.57)	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	3,533.26	0.00	(3,533.26)	0.00%	38,621.57	0.00	(38,621.57)	0.00%	0.00
TOTAL Expense	3,533.26	0.00	(3,533.26)	0.00%	38,621.57	0.00	(38,621.57)	0.00%	0.00
Excess Revenue / Expense	5,115.13	8,644.00	(3,528.87)	40.82%	30,563.40	69,152.00	(38,588.60)	55.80%	103,732.00