

Riverwalk Master Association
Cash Operating Budget Comparison
FY 2019/2020

Riverwalk Master

	Actual through 6/30/2019	Actual Budget 2018/2019	Remaining Budget 2018/2019	Approved Budget 2019/2020
<u>Income</u>				
4000 - Assessments	394,680	430,560	35,880	463,680
4010 - Reserve Transfer	84,522	92,206	7,684	99,757
4015 - Late Fees	2,670	2,000	670	3,000
4020 - Legal - Collections	967	2,600	1,633	2,000
4024 - Legal - Foreclosure	0	1,500	1,500	1,500
4115 - Superlien Income	0	390	390	420
4315 - Newsletter	4,839	5,500	661	6,000
4390 - Rec Center Rent and Fees	6,160	2,500	3,660	3,500
4395 - Rec Center/Nonresidents	27,095	32,000	4,905	32,000
4700 - Interest	252	150	102	300
4990 - Miscellaneous	828	500	328	500
	352,969	385,494	32,525	413,143

Expense

Administration

5000 - Insurance - Master	13,435	16,000	2,565	15,500
5015 - Accounting Fee	15,180	16,560	1,380	16,560
5020 - Legal - Collections	1,787	2,600	813	2,000
5024 - Legal - Foreclosures	0	1,500	1,500	1,500
5142 - Legal - General	0	500	500	500
5170 - Audit & Tax Preparation	2,800	2,800	0	1,500
5175 - Refunds	0	0	0	0
5180 - Computer/Web Maintenance	483	1,000	517	1,000
5245 - Clubhouse Staff	123,864	142,000	18,136	145,000
5260 - Answering Service	715	780	65	780
5315 - Payroll Taxes	9,373	11,000	1,627	12,000
5320 - Payroll Fees	3,434	3,200	234	4,000
5325 - Insurance-Workmans Comp	2,904	4,600	1,696	4,400
5330 - Payroll - Employee Insurance	6,345	6,000	345	5,200
5385 - Taxes and Licenses	0	450	450	250
5490 - Bad Debt	0	1,200	1,200	1,000
5525 - Postage, Printing,Copies	3,362	4,500	1,138	4,500
5550 - Office Equipment - Lease	3,575	4,500	925	4,200
5560 - Office Supplies	1,071	3,000	1,929	2,500
5600 - Advertising	0	99	99	500
5630 - Meeting/Minutes	56	500	444	250
5900 - Miscellaneous	1,862	700	1,162	2,000
	190,246	223,489	33,243	225,140

Buildings

6040 - Exterminating	770	840	70	900
6090 - HVAC Maintenance	3,098	4,000	902	4,500
6115 - Fire Alarm/Sec. System	4,576	5,115	539	5,500
6120 - Carpet Cleaning	3,406	4,500	1,094	4,000
6150 - General Bldg. Maintenance	3,599	6,200	2,601	6,000

15,449 20,655 5,206 20,900

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<u>Grounds</u>				
6200 - Landscape Contract	13,962	12,500	1,462	15,600
6210 - Snow Removal	6,911	7,500	589	8,200
6215 - General Grounds	3,401	4,500	1,099	5,000
6220 - Sprinkler Repairs	3,876	2,200	1,676	4,000
6230 - Streets	2,600	1,500	1,100	5,000
6260 - Common Area Lights	2,093	1,200	893	3,000
6357 - Planting/Foundation Beds	6,204	4,000	2,204	15,703
	39,047	33,400	5,647	56,503
<u>Recreation</u>				
6500 - Clubhouse/Cabana	1,512	6,000	4,488	4,000
6510 - Pool/Spas - Contract	11,254	13,000	1,746	13,000
6515 - Sauna/Steam/Locker Rooms	417	1,000	583	1,000
6516 - General Pool/Hot Tub	2,236	4,000	1,764	3,500
6560 - Security	6,325	6,900	575	7,500
6570 - Rec. Games/Equip/Furniture	758	2,000	1,242	1,500
6580 - Janitorial/Housekeeping	26,367	29,000	2,633	29,000
6630 - Supplies-Cleaning & Paper Products	1,349	3,000	1,651	2,500
Resident Activities	0	0	0	2,000
6643 - Holiday Decorations (Clubhouse Decorations)	0	850	850	500
	50,218	65,750	15,532	64,500
<u>Utilities</u>				
6703 - Gas	6,512	8,500	1,988	9,500
6707 - Electric	13,284	16,000	2,716	15,000
6710 - Water & Sewer	6,682	8,000	1,318	12,000
6760 - Trash	2,392	2,200	192	2,600
6770 - Telephone/Pager	4,858	5,600	742	5,100
6771 - Cable/internet/Satellite/TV	1,623	1,900	277	1,900
	35,351	42,200	6,849	46,100
Total Operating Expense	330,311	385,494	55,183	413,143
Total Operating Income/(Loss)	22,658	0	22,658	0

