

Balance Sheet

Period 04/30/2017

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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	84,910.12		84,910.12
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	36,127.25		36,127.25
Total Cash	121,228.96		121,228.96
<u>Reserve</u>			
1301 Money Market- Key Bank		315,787.50	315,787.50
Total Reserve		315,787.50	315,787.50
<u>Accounts Receivable</u>			
1400 Accounts Receivable	6,584.00		6,584.00
1600 Allowance for Doubtful Accounts	(3,499.89)		(3,499.89)
Total Accounts Receivable	3,084.11		3,084.11
<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)
Total Fixed Assets	997,078.41		997,078.41
<u>Other Assets</u>			
1570 Due From Reserve	15,390.08		15,390.08
1700 Prepaid Expenses	640.00		640.00
1720 Prepaid Insurance	8,365.67		8,365.67
1730 Prepaid Sewer	596.00		596.00
Total Other Assets	24,991.75		24,991.75
Total Assets	1,146,383.23	315,787.50	1,462,170.73
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	2,387.57		2,387.57
2170 Damage Deposit	7,800.00		7,800.00
2200 Prepaid Assessments	22,638.16		22,638.16
2670 Due to Operating		15,390.08	15,390.08
Total Current Liabilities	32,825.73	15,390.08	48,215.81
<u>Equity</u>			
3000 Initial Contribution	63,973.00		63,973.00
3300 Retained Earnings- Reserve Fund		250,266.67	250,266.67
3900 Retained Earnings	1,028,899.73		1,028,899.73
Net Income	20,684.77	50,130.75	70,815.52
Total Equity	1,113,557.50	300,397.42	1,413,954.92
Total Liabilities & Equity	1,146,383.23	315,787.50	1,462,170.73

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 4/1/2017 To 4/30/2017 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	35,880.00	35,880.00	0.00	0.00%	322,920.00	322,920.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,104.00)	(7,104.00)	0.00	0.00%	(63,938.00)	(63,938.00)	0.00	0.00%	(85,250.00)
4015 Late Fees	360.00	88.00	272.00	-309.09%	1,085.00	792.00	293.00	-36.99%	1,060.00
4020 Legal- Collections	300.00	125.00	175.00	-140.00%	2,898.85	1,125.00	1,773.85	-157.68%	1,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	1,567.19	1,125.00	442.19	-39.31%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	297.00	(297.00)	100.00%	390.00
4315 Newsletter	452.50	500.00	(47.50)	9.50%	4,975.00	4,500.00	475.00	-10.56%	6,000.00
4390 Rec Center Rent and Fees	200.00	217.00	(17.00)	7.83%	3,020.50	1,953.00	1,067.50	-54.66%	2,600.00
4395 Rec Center Rent and Fees- Non Resic	148.00	1,750.00	(1,602.00)	91.54%	21,781.00	15,750.00	6,031.00	-38.29%	21,000.00
4700 Operating Interest Income	15.40	4.00	11.40	-285.00%	115.07	36.00	79.07	-219.64%	50.00
4990 Miscellaneous Income	0.00	4.00	(4.00)	100.00%	566.00	36.00	530.00	-1472.22%	50.00
TOTAL Income	30,251.90	31,622.00	(1,370.10)	4.33%	294,990.61	284,596.00	10,394.61	-3.65%	379,460.00
TOTAL Income	30,251.90	31,622.00	(1,370.10)	4.33%	294,990.61	284,596.00	10,394.61	-3.65%	379,460.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	12,420.00	12,420.00	0.00	0.00%	16,560.00
5020 Legal- Collections	492.00	125.00	(367.00)	-293.60%	2,012.00	1,125.00	(887.00)	-78.84%	1,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	1,567.19	1,125.00	(442.19)	-39.31%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	567.00	378.00	(189.00)	-50.00%	500.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	2,750.00	2,500.00	(250.00)	-10.00%	2,500.00
5175 Refunds	0.00	0.00	0.00	0.00%	30.00	0.00	(30.00)	0.00%	0.00
5180 Computer/ Web Maintenance	27.00	125.00	98.00	78.40%	1,549.13	1,125.00	(424.13)	-37.70%	1,500.00
5245 Clubhouse Staff	9,938.76	11,129.00	1,190.24	10.69%	96,833.17	100,161.00	3,327.83	3.32%	133,550.00
5260 Answering Service	65.00	65.00	0.00	0.00%	585.00	585.00	0.00	0.00%	780.00
5315 Payroll Taxes	810.12	896.00	85.88	9.58%	8,076.32	8,064.00	(12.32)	-0.15%	10,750.00
5320 Payroll Fees	238.36	258.00	19.64	7.61%	2,329.34	2,322.00	(7.34)	-0.32%	3,100.00
5325 Insurance- Workman's Comp	661.00	700.00	39.00	5.57%	4,318.00	3,700.00	(618.00)	-16.70%	5,500.00
5385 Taxes and Licenses	0.00	63.00	63.00	100.00%	189.00	567.00	378.00	66.67%	750.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 4/1/2017 To 4/30/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
5490 Bad Debt	0.00	292.00	292.00	100.00%	(2,469.05)	2,628.00	5,097.05	193.95%	3,500.00
5525 Postage, Printing, Copies	882.79	417.00	(465.79)	-111.70%	4,988.46	3,753.00	(1,235.46)	-32.92%	5,000.00
5550 Office Equipment- Lease	360.54	542.00	181.46	33.48%	3,453.53	4,878.00	1,424.47	29.20%	6,500.00
5560 Office Supplies	404.42	292.00	(112.42)	-38.50%	4,007.84	2,628.00	(1,379.84)	-52.51%	3,500.00
5600 Advertising	45.50	75.00	29.50	39.33%	439.15	675.00	235.85	34.94%	900.00
5630 Meeting/ Minutes	0.00	42.00	42.00	100.00%	222.84	378.00	155.16	41.05%	500.00
5900 Miscellaneous	235.00	25.00	(210.00)	-840.00%	718.59	225.00	(493.59)	-219.37%	300.00
TOTAL Administrative	15,540.49	16,593.00	1,052.51	6.34%	144,587.51	149,237.00	4,649.49	3.12%	198,690.00
<u>Buildings</u>									
6040 Exterminating	65.00	60.00	(5.00)	-8.33%	585.00	540.00	(45.00)	-8.33%	720.00
6090 HVAC Maintenance	0.00	517.00	517.00	100.00%	1,713.94	4,653.00	2,939.06	63.16%	6,200.00
6115 Fire Alarm/ Security System	627.65	292.00	(335.65)	-114.95%	2,108.95	2,628.00	519.05	19.75%	3,500.00
6120 Carpet Cleaning	532.00	292.00	(240.00)	-82.19%	2,214.00	2,628.00	414.00	15.75%	3,500.00
6150 General Building Maintenance	0.00	542.00	542.00	100.00%	5,764.10	4,878.00	(886.10)	-18.17%	6,500.00
TOTAL Buildings	1,224.65	1,703.00	478.35	28.09%	12,385.99	15,327.00	2,941.01	19.19%	20,420.00
<u>Insurance</u>									
5000 Insurance- Master	6,711.10	7,000.00	288.90	4.13%	10,723.10	12,750.00	2,026.90	15.90%	16,200.00
TOTAL Insurance	6,711.10	7,000.00	288.90	4.13%	10,723.10	12,750.00	2,026.90	15.90%	16,200.00
<u>Landscaping</u>									
6200 Landscape Contract	1,014.00	1,000.00	(14.00)	-1.40%	7,958.00	9,000.00	1,042.00	11.58%	12,000.00
6210 Snow Removal	321.12	1,785.00	1,463.88	82.01%	6,160.22	12,500.00	6,339.78	50.72%	12,500.00
6220 Sprinkler Repairs	418.41	500.00	81.59	16.32%	8,300.25	1,220.00	(7,080.25)	-580.35%	2,300.00
6230 Streets	0.00	208.00	208.00	100.00%	255.56	1,872.00	1,616.44	86.35%	2,500.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	1,015.40	900.00	(115.40)	-12.82%	1,200.00
6357 Planting/ Foundation Beds	323.76	0.00	(323.76)	0.00%	2,597.76	1,500.00	(1,097.76)	-73.18%	6,500.00
TOTAL Landscaping	2,077.29	3,593.00	1,515.71	42.19%	26,287.19	26,992.00	704.81	2.61%	37,000.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	785.60	625.00	(160.60)	-25.70%	5,475.61	5,625.00	149.39	2.66%	7,500.00
6510 Pool/ Spas- Contract	873.41	1,483.00	609.59	41.11%	10,637.24	13,347.00	2,709.76	20.30%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	92.00	92.00	100.00%	437.20	828.00	390.80	47.20%	1,100.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 4/1/2017 To 4/30/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6560 Security	575.00	575.00	0.00	0.00%	5,175.00	5,175.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	0.00	167.00	167.00	100.00%	2,305.28	1,503.00	(802.28)	-53.38%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,292.00	113.25	4.94%	20,708.75	20,628.00	(80.75)	-0.39%	27,500.00
6630 Supplies- Cleaning & Paper Products	214.09	317.00	102.91	32.46%	2,564.19	2,853.00	288.81	10.12%	3,800.00
6643 Holiday Decorations	0.00	71.00	71.00	100.00%	849.94	639.00	(210.94)	-33.01%	850.00
TOTAL Recreation	4,626.85	5,622.00	995.15	17.70%	48,153.21	50,598.00	2,444.79	4.83%	67,450.00
Utilities									
6703 Gas	564.52	683.00	118.48	17.35%	8,706.99	6,147.00	(2,559.99)	-41.65%	8,200.00
6707 Electric	1,160.55	1,292.00	131.45	10.17%	12,104.62	11,628.00	(476.62)	-4.10%	15,500.00
6710 Water & Sewer	75.60	608.00	532.40	87.57%	4,763.67	5,472.00	708.33	12.94%	7,300.00
6760 Trash	145.47	125.00	(20.47)	-16.38%	1,274.92	1,125.00	(149.92)	-13.33%	1,500.00
6770 Telephone/ Pager	440.87	375.00	(65.87)	-17.57%	4,055.31	3,375.00	(680.31)	-20.16%	4,500.00
6771 Cable/Internet/Satelite TV	138.04	225.00	86.96	38.65%	1,263.33	2,025.00	761.67	37.61%	2,700.00
TOTAL Utilities	2,525.05	3,308.00	782.95	23.67%	32,168.84	29,772.00	(2,396.84)	-8.05%	39,700.00
TOTAL Expense	32,705.43	37,819.00	5,113.57	13.52%	274,305.84	284,676.00	10,370.16	3.64%	379,460.00
Excess Revenue / Expense	(2,453.53)	(6,197.00)	3,743.47	60.41%	20,684.77	(80.00)	20,764.77	0.00%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 4/1/2017 To 4/30/2017 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	7,104.00	7,104.00	0.00	0.00%	63,938.00	63,938.00	0.00	0.00%	85,250.00
8250 Insurance Claims Received	21,132.20	0.00	21,132.20	0.00%	21,132.20	0.00	21,132.20	0.00%	0.00
8700 Reserve Interest Income	12.80	0.00	12.80	0.00%	65.03	0.00	65.03	0.00%	0.00
TOTAL Reserve Income	28,249.00	7,104.00	21,145.00	-297.65%	85,135.23	63,938.00	21,197.23	-33.15%	85,250.00
TOTAL Income	28,249.00	7,104.00	21,145.00	-297.65%	85,135.23	63,938.00	21,197.23	-33.15%	85,250.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	8,220.00	2,033.00	(6,187.00)	-304.33%	8,220.00	18,297.00	10,077.00	55.07%	24,391.00
9152 Gate Access	5,720.50	0.00	(5,720.50)	0.00%	5,720.50	28,294.00	22,573.50	79.78%	28,294.00
9205 Clubhouse	4,080.00	0.00	(4,080.00)	0.00%	18,554.30	51,896.00	33,341.70	64.25%	60,344.00
9210 Pool/ Spa	0.00	485.00	485.00	100.00%	0.00	4,365.00	4,365.00	100.00%	5,816.00
9215 Water Damage	509.68	0.00	(509.68)	0.00%	2,509.68	0.00	(2,509.68)	0.00%	0.00
TOTAL Reserve Expenses	18,530.18	2,518.00	(16,012.18)	-635.91%	35,004.48	102,852.00	67,847.52	65.97%	118,845.00
TOTAL Expense	18,530.18	2,518.00	(16,012.18)	-635.91%	35,004.48	102,852.00	67,847.52	65.97%	118,845.00
Excess Revenue / Expense	9,718.82	4,586.00	5,132.82	-111.92%	50,130.75	(38,914.00)	89,044.75	228.82%	(33,595.00)