

Balance Sheet

Period 05/31/2017

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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	101,522.92	101,522.92
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	36,133.39	36,133.39
<u>Total Cash</u>		<u>137,847.90</u>	<u>137,847.90</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	286,136.64	286,136.64
<u>Total Reserve</u>		<u>286,136.64</u>	<u>286,136.64</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	8,294.00	8,294.00
1600	Allowance for Doubtful Accounts	(3,499.89)	(3,499.89)
<u>Total Accounts Receivable</u>		<u>4,794.11</u>	<u>4,794.11</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	5,877.63	5,877.63
1700	Prepaid Expenses	640.00	640.00
1720	Prepaid Insurance	8,365.67	8,365.67
1730	Prepaid Sewer	596.00	596.00
<u>Total Other Assets</u>		<u>15,479.30</u>	<u>15,479.30</u>
<u>Total Assets</u>		<u>1,155,199.72</u>	<u>1,441,336.36</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	8,138.98	8,138.98
2170	Damage Deposit	6,550.00	6,550.00
2200	Prepaid Assessments	24,028.16	24,028.16
2670	Due to Operating	5,877.63	5,877.63
<u>Total Current Liabilities</u>		<u>38,717.14</u>	<u>44,594.77</u>
<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	23,609.85	53,602.19
<u>Total Equity</u>		<u>1,116,482.58</u>	<u>1,396,741.59</u>
<u>Total Liabilities & Equity</u>		<u>1,155,199.72</u>	<u>1,441,336.36</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 5/1/2017 To 5/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Income									
4000 Assessments	35,880.00	35,880.00	0.00	0.00%	358,800.00	358,800.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,104.00)	(7,104.00)	0.00	0.00%	(71,042.00)	(71,042.00)	0.00	0.00%	(85,250.00)
4015 Late Fees	175.00	88.00	87.00	-98.86%	1,260.00	880.00	380.00	-43.18%	1,060.00
4020 Legal- Collections	1,600.00	125.00	1,475.00	-1180.00%	4,498.85	1,250.00	3,248.85	-259.91%	1,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	1,567.19	1,250.00	317.19	-25.38%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	330.00	(330.00)	100.00%	390.00
4315 Newsletter	1,027.50	500.00	527.50	-105.50%	6,002.50	5,000.00	1,002.50	-20.05%	6,000.00
4390 Rec Center Rent and Fees	1,775.00	217.00	1,558.00	-717.97%	4,795.50	2,170.00	2,625.50	-120.99%	2,600.00
4395 Rec Center Rent and Fees- Non Resic	3,005.00	1,750.00	1,255.00	-71.71%	24,786.00	17,500.00	7,286.00	-41.63%	21,000.00
4700 Operating Interest Income	14.47	4.00	10.47	-261.75%	129.54	40.00	89.54	-223.85%	50.00
4990 Miscellaneous Income	20.00	4.00	16.00	-400.00%	586.00	40.00	546.00	-1365.00%	50.00
TOTAL Income	36,392.97	31,622.00	4,770.97	-15.09%	331,383.58	316,218.00	15,165.58	-4.80%	379,460.00
TOTAL Income	36,392.97	31,622.00	4,770.97	-15.09%	331,383.58	316,218.00	15,165.58	-4.80%	379,460.00
Expense									
Administrative									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	13,800.00	13,800.00	0.00	0.00%	16,560.00
5020 Legal- Collections	2,000.00	125.00	(1,875.00)	-1500.00%	4,012.00	1,250.00	(2,762.00)	-220.96%	1,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	1,567.19	1,250.00	(317.19)	-25.38%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	567.00	420.00	(147.00)	-35.00%	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	145.80	125.00	(20.80)	-16.64%	1,694.93	1,250.00	(444.93)	-35.59%	1,500.00
5245 Clubhouse Staff	10,370.26	11,129.00	758.74	6.82%	107,203.43	111,290.00	4,086.57	3.67%	133,550.00
5260 Answering Service	65.00	65.00	0.00	0.00%	650.00	650.00	0.00	0.00%	780.00
5315 Payroll Taxes	821.44	896.00	74.56	8.32%	8,897.76	8,960.00	62.24	0.69%	10,750.00
5320 Payroll Fees	248.82	258.00	9.18	3.56%	2,578.16	2,580.00	1.84	0.07%	3,100.00
5325 Insurance- Workman's Comp	0.00	600.00	600.00	100.00%	4,318.00	4,300.00	(18.00)	-0.42%	5,500.00
5385 Taxes and Licenses	174.00	63.00	(111.00)	-176.19%	363.00	630.00	267.00	42.38%	750.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 5/1/2017 To 5/31/2017 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)	2,920.00	5,389.05	184.56%	3,500.00
5525 Postage, Printing, Copies	354.54	417.00	62.46	14.98%	5,343.00	4,170.00	(1,173.00)	-28.13%	5,000.00
5550 Office Equipment- Lease	360.54	542.00	181.46	33.48%	3,814.07	5,420.00	1,605.93	29.63%	6,500.00
5560 Office Supplies	27.00	292.00	265.00	90.75%	4,034.84	2,920.00	(1,114.84)	-38.18%	3,500.00
5600 Advertising	45.50	75.00	29.50	39.33%	484.65	750.00	265.35	35.38%	900.00
5630 Meeting/ Minutes	0.00	42.00	42.00	100.00%	222.84	420.00	197.16	46.94%	500.00
5900 Miscellaneous	293.00	25.00	(268.00)	-1072.00%	1,011.59	250.00	(761.59)	-304.64%	300.00
TOTAL Administrative	16,285.90	16,493.00	207.10	1.26%	160,873.41	165,730.00	4,856.59	2.93%	198,690.00
<u>Buildings</u>									
6040 Exterminating	65.00	60.00	(5.00)	-8.33%	650.00	600.00	(50.00)	-8.33%	720.00
6090 HVAC Maintenance	1,027.33	517.00	(510.33)	-98.71%	2,741.27	5,170.00	2,428.73	46.98%	6,200.00
6115 Fire Alarm/ Security System	302.00	292.00	(10.00)	-3.42%	2,410.95	2,920.00	509.05	17.43%	3,500.00
6120 Carpet Cleaning	1,015.00	292.00	(723.00)	-247.60%	3,229.00	2,920.00	(309.00)	-10.58%	3,500.00
6150 General Building Maintenance	160.99	542.00	381.01	70.30%	5,925.09	5,420.00	(505.09)	-9.32%	6,500.00
TOTAL Buildings	2,570.32	1,703.00	(867.32)	-50.93%	14,956.31	17,030.00	2,073.69	12.18%	20,420.00
<u>Insurance</u>									
5000 Insurance- Master	1,061.76	1,150.00	88.24	7.67%	11,784.86	13,900.00	2,115.14	15.22%	16,200.00
TOTAL Insurance	1,061.76	1,150.00	88.24	7.67%	11,784.86	13,900.00	2,115.14	15.22%	16,200.00
<u>Landscaping</u>									
6200 Landscape Contract	1,014.00	1,000.00	(14.00)	-1.40%	8,972.00	10,000.00	1,028.00	10.28%	12,000.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	6,160.22	12,500.00	6,339.78	50.72%	12,500.00
6220 Sprinkler Repairs	235.19	360.00	124.81	34.67%	8,535.44	1,580.00	(6,955.44)	-440.22%	2,300.00
6230 Streets	0.00	208.00	208.00	100.00%	255.56	2,080.00	1,824.44	87.71%	2,500.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	1,015.40	1,000.00	(15.40)	-1.54%	1,200.00
6357 Planting/ Foundation Beds	1,416.00	3,500.00	2,084.00	59.54%	4,013.76	5,000.00	986.24	19.72%	6,500.00
TOTAL Landscaping	2,665.19	5,168.00	2,502.81	48.43%	28,952.38	32,160.00	3,207.62	9.97%	37,000.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	940.58	625.00	(315.58)	-50.49%	6,416.19	6,250.00	(166.19)	-2.66%	7,500.00
6510 Pool/ Spas- Contract	2,425.24	1,483.00	(942.24)	-63.54%	13,062.48	14,830.00	1,767.52	11.92%	17,800.00
6515 Suana/ Steam/ Locker Rooms	400.00	92.00	(308.00)	-334.78%	837.20	920.00	82.80	9.00%	1,100.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 5/1/2017 To 5/31/2017 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%	5,750.00	5,750.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	225.00	167.00	(58.00)	-34.73%	2,530.28	1,670.00	(860.28)	-51.51%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,292.00	113.25	4.94%	22,887.50	22,920.00	32.50	0.14%	27,500.00
6630 Supplies- Cleaning & Paper Products	339.24	317.00	(22.24)	-7.02%	2,903.43	3,170.00	266.57	8.41%	3,800.00
6643 Holiday Decorations	0.00	71.00	71.00	100.00%	849.94	710.00	(139.94)	-19.71%	850.00
TOTAL Recreation	7,083.81	5,622.00	(1,461.81)	-26.00%	55,237.02	56,220.00	982.98	1.75%	67,450.00
Utilities									
6703 Gas	458.18	683.00	224.82	32.92%	9,165.17	6,830.00	(2,335.17)	-34.19%	8,200.00
6707 Electric	1,176.49	1,292.00	115.51	8.94%	13,281.11	12,920.00	(361.11)	-2.79%	15,500.00
6710 Water & Sewer	1,242.91	608.00	(634.91)	-104.43%	6,006.58	6,080.00	73.42	1.21%	7,300.00
6760 Trash	146.08	125.00	(21.08)	-16.86%	1,421.00	1,250.00	(171.00)	-13.68%	1,500.00
6770 Telephone/ Pager	529.22	375.00	(154.22)	-41.13%	4,584.53	3,750.00	(834.53)	-22.25%	4,500.00
6771 Cable/Internet/Satelite TV	248.03	225.00	(23.03)	-10.24%	1,511.36	2,250.00	738.64	32.83%	2,700.00
TOTAL Utilities	3,800.91	3,308.00	(492.91)	-14.90%	35,969.75	33,080.00	(2,889.75)	-8.74%	39,700.00
TOTAL Expense	33,467.89	33,444.00	(23.89)	-0.07%	307,773.73	318,120.00	10,346.27	3.25%	379,460.00
Excess Revenue / Expense	2,925.08	(1,822.00)	4,747.08	260.54%	23,609.85	(1,902.00)	25,511.85	0.00%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 5/1/2017 To 5/31/2017 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%	71,042.00	71,042.00	0.00	0.00%	85,250.00
8250 Insurance Claims Received	0.00	0.00	0.00	0.00%	21,132.20	0.00	21,132.20	0.00%	0.00
8700 Reserve Interest Income	13.14	0.00	13.14	0.00%	78.17	0.00	78.17	0.00%	0.00
TOTAL Reserve Income	7,117.14	7,104.00	13.14	-0.18%	92,252.37	71,042.00	21,210.37	-29.86%	85,250.00
TOTAL Income	7,117.14	7,104.00	13.14	-0.18%	92,252.37	71,042.00	21,210.37	-29.86%	85,250.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	9,870.00	2,033.00	(7,837.00)	-385.49%	18,090.00	20,330.00	2,240.00	11.02%	24,391.00
9152 Gate Access	8,965.06	0.00	(8,965.06)	0.00%	14,685.56	28,294.00	13,608.44	48.10%	28,294.00
9205 Clubhouse	116.65	8,448.00	8,331.35	98.62%	18,670.95	60,344.00	41,673.05	69.06%	60,344.00
9210 Pool/ Spa	0.00	485.00	485.00	100.00%	0.00	4,850.00	4,850.00	100.00%	5,816.00
9215 Water Damage	8,303.84	0.00	(8,303.84)	0.00%	10,813.52	0.00	(10,813.52)	0.00%	0.00
TOTAL Reserve Expenses	27,255.55	10,966.00	(16,289.55)	-148.55%	62,260.03	113,818.00	51,557.97	45.30%	118,845.00
TOTAL Expense	27,255.55	10,966.00	(16,289.55)	-148.55%	62,260.03	113,818.00	51,557.97	45.30%	118,845.00
Excess Revenue / Expense	(20,138.41)	(3,862.00)	(16,276.41)	-421.45%	29,992.34	(42,776.00)	72,768.34	170.11%	(33,595.00)