

Balance Sheet

Period 06/30/2017

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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	101,066.98	101,066.98
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	36,139.72	36,139.72
<u>Total Cash</u>		<u>137,398.29</u>	<u>137,398.29</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	293,252.51	293,252.51
<u>Total Reserve</u>		<u>293,252.51</u>	<u>293,252.51</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	7,886.70	7,886.70
1600	Allowance for Doubtful Accounts	(3,499.89)	(3,499.89)
<u>Total Accounts Receivable</u>		<u>4,386.81</u>	<u>4,386.81</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	1,746.11	1,746.11
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>12,361.78</u>	<u>12,361.78</u>
<u>Total Assets</u>		<u>1,151,225.29</u>	<u>1,444,477.80</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	3,989.58	3,989.58
2100	Deferred Income	1,000.00	1,000.00
2170	Damage Deposit	6,175.00	6,175.00
2200	Prepaid Assessments	25,033.79	25,033.79
2670	Due to Operating	1,746.11	1,746.11
<u>Total Current Liabilities</u>		<u>36,198.37</u>	<u>37,944.48</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	22,154.19	63,393.92
<u>Total Equity</u>		<u>1,115,026.92</u>	<u>1,406,533.32</u>
<u>Total Liabilities & Equity</u>		<u>1,151,225.29</u>	<u>1,444,477.80</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 6/1/2017 To 6/30/2017 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%	394,680.00	394,680.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,104.00)	(7,104.00)	0.00	0.00%	(78,146.00)	(78,146.00)	0.00	0.00%	(85,250.00)
4015 Late Fees	75.00	88.00	(13.00)	14.77%	1,335.00	968.00	367.00	-37.91%	1,060.00
4020 Legal- Collections	436.55	125.00	311.55	-249.24%	4,935.40	1,375.00	3,560.40	-258.94%	1,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	1,567.19	1,375.00	192.19	-13.98%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	363.00	(363.00)	100.00%	390.00
4315 Newsletter	482.50	500.00	(17.50)	3.50%	6,485.00	5,500.00	985.00	-17.91%	6,000.00
4390 Rec Center Rent and Fees	940.00	217.00	723.00	-333.18%	5,735.50	2,387.00	3,348.50	-140.28%	2,600.00
4395 Rec Center Rent and Fees- Non Resic	2,720.00	1,750.00	970.00	-55.43%	27,506.00	19,250.00	8,256.00	-42.89%	21,000.00
4700 Operating Interest Income	16.39	4.00	12.39	-309.75%	145.93	44.00	101.93	-231.66%	50.00
4990 Miscellaneous Income	0.00	4.00	(4.00)	100.00%	586.00	44.00	542.00	-1231.82%	50.00
TOTAL Income	33,446.44	31,622.00	1,824.44	-5.77%	364,830.02	347,840.00	16,990.02	-4.88%	379,460.00
TOTAL Income	33,446.44	31,622.00	1,824.44	-5.77%	364,830.02	347,840.00	16,990.02	-4.88%	379,460.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	15,180.00	15,180.00	0.00	0.00%	16,560.00
5020 Legal- Collections	436.55	125.00	(311.55)	-249.24%	4,448.55	1,375.00	(3,073.55)	-223.53%	1,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	1,567.19	1,375.00	(192.19)	-13.98%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	567.00	462.00	(105.00)	-22.73%	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	187.00	125.00	(62.00)	-49.60%	1,881.93	1,375.00	(506.93)	-36.87%	1,500.00
5245 Clubhouse Staff	11,253.26	11,129.00	(124.26)	-1.12%	118,456.69	122,419.00	3,962.31	3.24%	133,550.00
5260 Answering Service	65.00	65.00	0.00	0.00%	715.00	715.00	0.00	0.00%	780.00
5315 Payroll Taxes	879.53	896.00	16.47	1.84%	9,777.29	9,856.00	78.71	0.80%	10,750.00
5320 Payroll Fees	252.40	258.00	5.60	2.17%	2,830.56	2,838.00	7.44	0.26%	3,100.00
5325 Insurance- Workman's Comp	0.00	600.00	600.00	100.00%	4,318.00	4,900.00	582.00	11.88%	5,500.00
5385 Taxes and Licenses	0.00	63.00	63.00	100.00%	363.00	693.00	330.00	47.62%	750.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 6/1/2017 To 6/30/2017 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)	3,212.00	5,681.05	176.87%	3,500.00
5525 Postage, Printing, Copies	535.62	417.00	(118.62)	-28.45%	5,878.62	4,587.00	(1,291.62)	-28.16%	5,000.00
5550 Office Equipment- Lease	360.54	542.00	181.46	33.48%	4,174.61	5,962.00	1,787.39	29.98%	6,500.00
5560 Office Supplies	844.94	292.00	(552.94)	-189.36%	4,879.78	3,212.00	(1,667.78)	-51.92%	3,500.00
5600 Advertising	46.14	75.00	28.86	38.48%	530.79	825.00	294.21	35.66%	900.00
5630 Meeting/ Minutes	0.00	42.00	42.00	100.00%	222.84	462.00	239.16	51.77%	500.00
5900 Miscellaneous	15.00	25.00	10.00	40.00%	1,026.59	275.00	(751.59)	-273.31%	300.00
TOTAL Administrative	16,255.98	16,493.00	237.02	1.44%	177,129.39	182,223.00	5,093.61	2.80%	198,690.00
<u>Buildings</u>									
6040 Exterminating	0.00	60.00	60.00	100.00%	650.00	660.00	10.00	1.52%	720.00
6090 HVAC Maintenance	0.00	517.00	517.00	100.00%	2,741.27	5,687.00	2,945.73	51.80%	6,200.00
6115 Fire Alarm/ Security System	1,506.20	292.00	(1,214.20)	-415.82%	3,917.15	3,212.00	(705.15)	-21.95%	3,500.00
6120 Carpet Cleaning	318.00	292.00	(26.00)	-8.90%	3,547.00	3,212.00	(335.00)	-10.43%	3,500.00
6150 General Building Maintenance	103.43	542.00	438.57	80.92%	6,028.52	5,962.00	(66.52)	-1.12%	6,500.00
TOTAL Buildings	1,927.63	1,703.00	(224.63)	-13.19%	16,883.94	18,733.00	1,849.06	9.87%	20,420.00
<u>Insurance</u>									
5000 Insurance- Master	2,123.52	1,150.00	(973.52)	-84.65%	13,908.38	15,050.00	1,141.62	7.59%	16,200.00
TOTAL Insurance	2,123.52	1,150.00	(973.52)	-84.65%	13,908.38	15,050.00	1,141.62	7.59%	16,200.00
<u>Landscaping</u>									
6200 Landscape Contract	1,014.00	1,000.00	(14.00)	-1.40%	9,986.00	11,000.00	1,014.00	9.22%	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	421.89	360.00	(61.89)	-17.19%	8,957.33	1,940.00	(7,017.33)	-361.72%	2,300.00
6230 Streets	0.00	208.00	208.00	100.00%	255.56	2,288.00	2,032.44	88.83%	2,500.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	1,015.40	1,100.00	84.60	7.69%	1,200.00
6357 Planting/ Foundation Beds	0.00	750.00	750.00	100.00%	4,013.76	5,750.00	1,736.24	30.20%	6,500.00
TOTAL Landscaping	1,435.89	2,418.00	982.11	40.62%	30,388.27	34,578.00	4,189.73	12.12%	37,000.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	798.99	625.00	(173.99)	-27.84%	7,215.18	6,875.00	(340.18)	-4.95%	7,500.00
6510 Pool/ Spas- Contract	3,992.12	1,483.00	(2,509.12)	-169.19%	17,054.60	16,313.00	(741.60)	-4.55%	17,800.00
6515 Suana/ Steam/ Locker Rooms	236.12	92.00	(144.12)	-156.65%	1,073.32	1,012.00	(61.32)	-6.06%	1,100.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 6/1/2017 To 6/30/2017 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%	6,325.00	6,325.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	0.00	167.00	167.00	100.00%	2,530.28	1,837.00	(693.28)	-37.74%	2,000.00
6580 Janitorial/ Housekeeping	3,178.75	2,292.00	(886.75)	-38.69%	26,066.25	25,212.00	(854.25)	-3.39%	27,500.00
6630 Supplies- Cleaning & Paper Products	740.94	317.00	(423.94)	-133.74%	3,644.37	3,487.00	(157.37)	-4.51%	3,800.00
6643 Holiday Decorations	0.00	71.00	71.00	100.00%	849.94	781.00	(68.94)	-8.83%	850.00
TOTAL Recreation	9,521.92	5,622.00	(3,899.92)	-69.37%	64,758.94	61,842.00	(2,916.94)	-4.72%	67,450.00
<u>Utilities</u>									
6703 Gas	834.79	683.00	(151.79)	-22.22%	9,999.96	7,513.00	(2,486.96)	-33.10%	8,200.00
6707 Electric	1,239.93	1,292.00	52.07	4.03%	14,521.04	14,212.00	(309.04)	-2.17%	15,500.00
6710 Water & Sewer	824.13	608.00	(216.13)	-35.55%	6,830.71	6,688.00	(142.71)	-2.13%	7,300.00
6760 Trash	145.56	125.00	(20.56)	-16.45%	1,566.56	1,375.00	(191.56)	-13.93%	1,500.00
6770 Telephone/ Pager	454.71	375.00	(79.71)	-21.26%	5,039.24	4,125.00	(914.24)	-22.16%	4,500.00
6771 Cable/Internet/Satellite TV	138.04	225.00	86.96	38.65%	1,649.40	2,475.00	825.60	33.36%	2,700.00
TOTAL Utilities	3,637.16	3,308.00	(329.16)	-9.95%	39,606.91	36,388.00	(3,218.91)	-8.85%	39,700.00
TOTAL Expense	34,902.10	30,694.00	(4,208.10)	-13.71%	342,675.83	348,814.00	6,138.17	1.76%	379,460.00
Excess Revenue / Expense	(1,455.66)	928.00	(2,383.66)	256.86%	22,154.19	(974.00)	23,128.19	0.00%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 6/1/2017 To 6/30/2017 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%	78,146.00	78,146.00	0.00	0.00%	85,250.00
8250 Insurance Claims Received	19,451.78	0.00	19,451.78	0.00%	40,583.98	0.00	40,583.98	0.00%	0.00
8700 Reserve Interest Income	11.87	0.00	11.87	0.00%	90.04	0.00	90.04	0.00%	0.00
TOTAL Reserve Income	26,567.65	7,104.00	19,463.65	-273.98%	118,820.02	78,146.00	40,674.02	-52.05%	85,250.00
TOTAL Income	26,567.65	7,104.00	19,463.65	-273.98%	118,820.02	78,146.00	40,674.02	-52.05%	85,250.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	0.00	2,033.00	2,033.00	100.00%	18,090.00	22,363.00	4,273.00	19.11%	24,391.00
9152 Gate Access	13,414.14	0.00	(13,414.14)	0.00%	28,099.70	28,294.00	194.30	0.69%	28,294.00
9205 Clubhouse	1,569.67	0.00	(1,569.67)	0.00%	20,240.62	60,344.00	40,103.38	66.46%	60,344.00
9210 Pool/ Spa	0.00	485.00	485.00	100.00%	0.00	5,335.00	5,335.00	100.00%	5,816.00
9215 Water Damage	336.45	0.00	(336.45)	0.00%	11,149.97	0.00	(11,149.97)	0.00%	0.00
TOTAL Reserve Expenses	15,320.26	2,518.00	(12,802.26)	-508.43%	77,580.29	116,336.00	38,755.71	33.31%	118,845.00
TOTAL Expense	15,320.26	2,518.00	(12,802.26)	-508.43%	77,580.29	116,336.00	38,755.71	33.31%	118,845.00
Excess Revenue / Expense	11,247.39	4,586.00	6,661.39	-145.25%	41,239.73	(38,190.00)	79,429.73	207.99%	(33,595.00)