

Balance Sheet

Period 07/31/2017

Riverwalk Master Association

	Operating	Reserves	Total
Assets			
Cash			
1000			
1001	100.00		100.00
1150	124,025.00		124,025.00
1205	91.59		91.59
	36,148.93		36,148.93
Total Cash	160,365.52		160,365.52
Reserve			
1301		262,040.14	262,040.14
Total Reserve		262,040.14	262,040.14
Accounts Receivable			
1400	7,912.35		7,912.35
1600	(3,499.89)		(3,499.89)
Total Accounts Receivable	4,412.46		4,412.46
Fixed Assets			
1905	161,304.95		161,304.95
1910	(161,304.95)		(161,304.95)
1913	443,000.00		443,000.00
1915	912,919.00		912,919.00
1920	(386,538.16)		(386,538.16)
1925	81,485.53		81,485.53
1930	(53,787.96)		(53,787.96)
Total Fixed Assets	997,078.41		997,078.41
Other Assets			
1575		13,182.96	13,182.96
1700	1,654.00		1,654.00
1720	8,365.67		8,365.67
1730	596.00		596.00
Total Other Assets	10,615.67	13,182.96	23,798.63
Total Assets	1,172,472.06	275,223.10	1,447,695.16
Liabilities & Equity			
Current Liabilities			
2000	14,523.48		14,523.48
2100	2,560.00		2,560.00
2170	4,450.00		4,450.00
2200	27,730.79		27,730.79
2675	13,182.96		13,182.96
Total Current Liabilities	62,447.23		62,447.23
Equity			
3000	63,973.00		63,973.00
3300		250,266.67	250,266.67
3900	1,028,899.73		1,028,899.73
	17,152.10	24,956.43	42,108.53
Total Equity	1,110,024.83	275,223.10	1,385,247.93
Total Liabilities & Equity	1,172,472.06	275,223.10	1,447,695.16

Riverwalk Master Association

Statement of Revenues and Expenses

Period 7/1/2017 To 7/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
5490 Bad Debt	0.00	288.00	288.00	100.00%	(2,469.05)	3,500.00	5,969.05	170.54%	3,500.00
5525 Postage, Printing, Copies	1,393.95	413.00	(980.95)	-237.52%	7,272.57	5,000.00	(2,272.57)	-45.45%	5,000.00
5550 Office Equipment- Lease	360.54	538.00	177.46	32.99%	4,535.15	6,500.00	1,964.85	30.23%	6,500.00
5560 Office Supplies	100.74	288.00	187.26	65.02%	4,980.52	3,500.00	(1,480.52)	-42.30%	3,500.00
5600 Advertising	175.30	75.00	(101.30)	-135.07%	707.09	900.00	192.91	21.43%	900.00
5630 Meeting/ Minutes	0.00	38.00	38.00	100.00%	222.84	500.00	277.16	55.43%	500.00
5900 Miscellaneous	75.00	25.00	(50.00)	-200.00%	1,101.59	300.00	(801.59)	-267.20%	300.00
TOTAL Administrative	20,614.33	16,467.00	(4,147.33)	-25.19%	197,743.72	198,690.00	946.28	0.48%	198,690.00
Buildings									
6040 Exterminating	65.00	60.00	(5.00)	-8.33%	715.00	720.00	5.00	0.69%	720.00
6090 HVAC Maintenance	0.00	513.00	513.00	100.00%	2,741.27	6,200.00	3,458.73	55.79%	6,200.00
6115 Fire Alarm/ Security System	1,132.73	288.00	(844.73)	-293.31%	5,049.88	3,500.00	(1,549.88)	-44.28%	3,500.00
6120 Carpet Cleaning	(308.00)	288.00	596.00	208.94%	3,239.00	3,500.00	261.00	7.46%	3,500.00
6150 General Building Maintenance	673.32	538.00	(135.32)	-25.15%	6,701.84	6,500.00	(201.84)	-3.11%	6,500.00
TOTAL Buildings	1,563.05	1,697.00	123.95	7.35%	18,446.99	20,420.00	1,973.01	9.66%	20,420.00
Insurance									
5000 Insurance-Master	0.00	1,150.00	1,150.00	100.00%	13,908.38	16,200.00	2,291.62	14.15%	16,200.00
TOTAL Insurance	0.00	1,150.00	1,150.00	100.00%	13,908.38	16,200.00	2,291.62	14.15%	16,200.00
Landscaping									
6200 Landscape Contract	1,014.00	1,000.00	(14.00)	-1.40%	11,000.00	12,000.00	1,000.00	8.33%	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	595.50	360.00	(235.50)	-65.42%	9,552.83	2,300.00	(7,252.83)	-315.34%	2,300.00
6230 Streets	0.00	2,12.00	2,12.00	100.00%	255.56	2,500.00	2,244.44	89.78%	2,500.00
6260 Common Area Lights	408.90	100.00	(308.90)	-308.90%	1,424.30	1,200.00	(224.30)	-18.69%	1,200.00
6357 Planting/ Foundation Beds	563.28	750.00	186.72	24.90%	4,577.04	6,500.00	1,922.96	29.58%	6,500.00
TOTAL Landscaping	2,581.68	2,422.00	(159.68)	-6.59%	32,969.95	37,000.00	4,030.05	10.89%	37,000.00
Recreation									
6500 Clubhouse/ Cabana	336.92	625.00	288.08	46.09%	7,552.10	7,500.00	(52.10)	-0.69%	7,500.00
6510 Pool/ Spas- Contract	2,575.26	1,487.00	(1,088.26)	-73.18%	19,629.86	17,800.00	(1,829.86)	-10.28%	17,800.00
6515 Suanal/ Steam/ Locker Rooms	0.00	88.00	88.00	100.00%	1,073.32	1,100.00	26.68	2.43%	1,100.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 7/1/2017 To 7/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
6660 Security	575.00	575.00	0.00	0.00%	6,900.00	6,900.00	0.00	0.00%	6,900.00
6670 Rec Games/Equip/ Furniture	165.00	163.00	(2.00)	-1.23%	2,695.28	2,000.00	(695.28)	-34.76%	2,000.00
6680 Janitorial/ Housekeeping	2,178.75	2,288.00	109.25	4.77%	28,245.00	27,500.00	(745.00)	-2.71%	27,500.00
6630 Supplies- Cleaning & Paper Products	183.59	313.00	129.41	41.35%	3,827.96	3,800.00	(27.96)	-0.74%	3,800.00
6643 Holiday Decorations	0.00	69.00	69.00	100.00%	849.94	850.00	0.06	0.01%	850.00
TOTAL Recreation	6,014.52	5,608.00	(406.52)	-7.25%	70,773.46	67,450.00	(3,323.46)	-4.93%	67,450.00
<u>Utilities</u>									
6703 Gas	639.45	687.00	47.55	6.92%	10,639.41	8,200.00	(2,439.41)	-29.75%	8,200.00
6707 Electric	1,780.12	1,288.00	(492.12)	-38.21%	16,301.16	15,500.00	(801.16)	-5.17%	15,500.00
6710 Water & Sewer	1,505.52	612.00	(893.52)	-146.00%	8,336.23	7,300.00	(1,036.23)	-14.19%	7,300.00
6760 Trash	144.96	125.00	(19.96)	-15.97%	1,711.52	1,500.00	(211.52)	-14.10%	1,500.00
6770 Telephone/ Pager	461.75	375.00	(86.75)	-23.13%	5,500.99	4,500.00	(1,000.99)	-22.24%	4,500.00
6771 Cable/Internet/Satellite TV	179.44	225.00	45.56	20.25%	1,828.84	2,700.00	871.16	32.27%	2,700.00
TOTAL Utilities	4,711.24	3,312.00	(1,399.24)	-42.25%	44,318.15	39,700.00	(4,618.15)	-11.63%	39,700.00
TOTAL Expense	35,484.82	30,646.00	(4,838.82)	-15.79%	378,160.65	379,460.00	1,299.35	0.34%	379,460.00
Excess Revenue / Expense	(5,002.09)	974.00	(5,976.09)	613.56%	17,152.10	0.00	17,152.10	0.00%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 7/1/2017 To 7/31/2017 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
<u>Reserve Income</u>									
8010 Reserve Transfer	7,104.00	7,104.00	0.00	0.00%	85,250.00	85,250.00	0.00	0.00%	85,250.00
8250 Insurance Claims Received	0.00	0.00	0.00	0.00%	40,583.98	0.00	40,583.98	0.00%	0.00
8700 Reserve Interest Income	12.58	0.00	12.58	0.00%	102.62	0.00	102.62	0.00%	0.00
TOTAL Reserve Income	7,116.58	7,104.00	12.58	-0.18%	125,936.60	85,250.00	40,686.60	-47.73%	85,250.00
TOTAL Income	7,116.58	7,104.00	12.58	-0.18%	125,936.60	85,250.00	40,686.60	-47.73%	85,250.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/Road	9,475.00	2,028.00	(7,447.00)	-367.21%	27,585.00	24,391.00	(3,174.00)	-13.01%	24,391.00
9152 Gate Access	0.00	0.00	0.00	0.00%	28,099.70	28,294.00	194.30	0.69%	28,294.00
9205 Clubhouse	0.00	0.00	0.00	0.00%	20,240.62	60,344.00	40,103.38	66.46%	60,344.00
9210 Pool/ Spa	0.00	481.00	481.00	100.00%	0.00	5,816.00	5,816.00	100.00%	5,816.00
9215 Water Damage	13,924.88	0.00	(13,924.88)	0.00%	25,074.85	0.00	(25,074.85)	0.00%	0.00
TOTAL Reserve Expenses	23,399.88	2,509.00	(20,890.88)	-832.64%	100,980.17	118,845.00	17,864.83	15.03%	118,845.00
TOTAL Expense	23,399.88	2,509.00	(20,890.88)	-832.64%	100,980.17	118,845.00	17,864.83	15.03%	118,845.00
Excess Revenue / Expense	(16,283.30)	4,595.00	(20,878.30)	454.37%	24,956.43	(33,595.00)	58,551.43	174.29%	(33,595.00)