

# Balance Sheet

Period 09/30/2017

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## Riverwalk Master Association

	Operating	Reserves	Total
<b>Assets</b>			
<u>Cash</u>			
1000 Petty Cash	100.00		100.00
1001 Operating- Alliance Cash	102,051.66		102,051.66
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,066.33		33,066.33
<u>Total Cash</u>	<u>135,309.58</u>		<u>135,309.58</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		276,839.99	276,839.99
<u>Total Reserve</u>		<u>276,839.99</u>	<u>276,839.99</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	5,542.35		5,542.35
1600 Allowance for Doubtful Accounts	(3,499.89)		(3,499.89)
<u>Total Accounts Receivable</u>	<u>2,042.46</u>		<u>2,042.46</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>			
1575 Due From Operating		12,226.78	12,226.78
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>9,601.67</u>	<u>12,226.78</u>	<u>21,828.45</u>
<u>Total Assets</u>	<u>1,144,032.12</u>	<u>289,066.77</u>	<u>1,433,098.89</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 Accounts Payable	1,294.16		1,294.16
2170 Damage Deposit	4,725.00		4,725.00
2200 Prepaid Assessments	28,634.79		28,634.79
2675 Due to Reserves	12,226.78		12,226.78
<u>Total Current Liabilities</u>	<u>46,880.73</u>		<u>46,880.73</u>
<u>Equity</u>			
3000 Initial Contribution	63,973.00		63,973.00
3300 Retained Earnings- Reserve Fund		275,223.10	275,223.10
3900 Retained Earnings	1,046,051.83		1,046,051.83
Net Income	(12,873.44)	13,843.67	970.23
<u>Total Equity</u>	<u>1,097,151.39</u>	<u>289,066.77</u>	<u>1,386,218.16</u>
<u>Total Liabilities &amp; Equity</u>	<u>1,144,032.12</u>	<u>289,066.77</u>	<u>1,433,098.89</u>



# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 9/1/2017 To 9/30/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
5525 Postage, Printing, Copies	256.13	1,442.00	1,185.87	82.24%	1,794.35	1,900.00	105.65	5.56%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	848.00	750.00	(98.00)	-13.07%	4,500.00
5560 Office Supplies	367.89	417.00	49.11	11.78%	915.74	834.00	(81.74)	-9.80%	5,000.00
5600 Advertising	45.50	8.00	(37.50)	-468.75%	91.00	16.00	(75.00)	-468.75%	100.00
5630 Meeting/ Minutes	0.00	0.00	0.00	0.00%	398.42	500.00	101.58	20.32%	500.00
5900 Miscellaneous	410.45	58.00	(352.45)	-607.67%	3,283.95	116.00	(3,167.95)	-2730.99%	700.00
<b>TOTAL Administrative</b>	<b>14,302.81</b>	<b>31,190.00</b>	<b>16,887.19</b>	<b>54.14%</b>	<b>46,877.19</b>	<b>48,556.00</b>	<b>1,678.81</b>	<b>3.46%</b>	<b>205,640.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	65.00	65.00	0.00	0.00%	130.00	130.00	0.00	0.00%	780.00
6090 HVAC Maintenance	1,140.33	292.00	(848.33)	-290.52%	1,140.33	584.00	(556.33)	-95.26%	3,500.00
6115 Fire Alarm/ Security System	0.00	426.00	426.00	100.00%	0.00	852.00	852.00	100.00%	5,115.00
6120 Carpet Cleaning	(377.00)	292.00	669.00	229.11%	162.00	584.00	422.00	72.26%	3,500.00
6150 General Building Maintenance	517.12	517.00	(0.12)	-0.02%	601.12	1,034.00	432.88	41.86%	6,200.00
<b>TOTAL Buildings</b>	<b>1,345.45</b>	<b>1,592.00</b>	<b>246.55</b>	<b>15.49%</b>	<b>2,033.45</b>	<b>3,184.00</b>	<b>1,150.55</b>	<b>36.14%</b>	<b>19,095.00</b>
<b><u>Insurance</u></b>									
5000 Insurance- Master	0.00	4,030.00	4,030.00	100.00%	6,334.62	6,334.00	(0.62)	-0.01%	16,207.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>4,030.00</b>	<b>4,030.00</b>	<b>100.00%</b>	<b>6,334.62</b>	<b>6,334.00</b>	<b>(0.62)</b>	<b>-0.01%</b>	<b>16,207.00</b>
<b><u>Landscaping</u></b>									
6200 Landscape Contract	1,014.00	1,014.00	0.00	0.00%	2,028.00	2,028.00	0.00	0.00%	12,168.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	8,800.00
6220 Sprinkler Repairs	135.18	0.00	(135.18)	0.00%	334.67	500.00	165.33	33.07%	2,500.00
6230 Streets	0.00	83.00	83.00	100.00%	890.00	166.00	(724.00)	-436.14%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	200.00	200.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	0.00	0.00	0.00	0.00%	500.00	1,100.00	600.00	54.55%	5,500.00
<b>TOTAL Landscaping</b>	<b>1,149.18</b>	<b>1,197.00</b>	<b>47.82</b>	<b>3.99%</b>	<b>3,752.67</b>	<b>3,994.00</b>	<b>241.33</b>	<b>6.04%</b>	<b>31,168.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	(453.99)	600.00	1,053.99	175.67%	1,987.75	1,200.00	(787.75)	-65.65%	7,200.00
6510 Pool/ Spas- Contract	1,851.73	1,483.00	(368.73)	-24.86%	3,821.22	2,966.00	(855.22)	-28.83%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	166.00	134.50	81.02%	1,000.00
6560 Security	575.00	575.00	0.00	0.00%	1,150.00	1,150.00	0.00	0.00%	6,900.00

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 9/1/2017 To 9/30/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
6570 Rec Games/Equip/ Furniture	40.10	167.00	126.90	75.99%	355.45	334.00	(21.45)	-6.42%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	4,517.50	4,666.00	148.50	3.18%	28,000.00
6630 Supplies- Cleaning & Paper Products	0.00	292.00	292.00	100.00%	286.13	584.00	297.87	51.01%	3,500.00
6643 Holiday Decorations	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	850.00
<b>TOTAL Recreation</b>	<b>4,191.59</b>	<b>5,533.00</b>	<b>1,341.41</b>	<b>24.24%</b>	<b>12,149.55</b>	<b>11,066.00</b>	<b>(1,083.55)</b>	<b>-9.79%</b>	<b>67,250.00</b>
<b>Utilities</b>									
6703 Gas	665.72	917.00	251.28	27.40%	1,226.10	1,834.00	607.90	33.15%	11,000.00
6707 Electric	1,525.08	1,333.00	(192.08)	-14.41%	3,597.04	2,666.00	(931.04)	-34.92%	16,000.00
6710 Water & Sewer	1,571.85	692.00	(879.85)	-127.15%	3,668.31	1,384.00	(2,284.31)	-165.05%	8,300.00
6760 Trash	157.17	146.00	(11.17)	-7.65%	302.46	292.00	(10.46)	-3.58%	1,750.00
6770 Telephone/ Pager	462.20	458.00	(4.20)	-0.92%	919.86	916.00	(3.86)	-0.42%	5,500.00
6771 Cable/Internet/Satellite TV	138.04	214.00	75.96	35.50%	276.08	428.00	151.92	35.50%	2,565.00
<b>TOTAL Utilities</b>	<b>4,520.06</b>	<b>3,760.00</b>	<b>(760.06)</b>	<b>-20.21%</b>	<b>9,989.85</b>	<b>7,520.00</b>	<b>(2,469.85)</b>	<b>-32.84%</b>	<b>45,115.00</b>
<b>TOTAL Expense</b>	<b>25,509.09</b>	<b>47,302.00</b>	<b>21,792.91</b>	<b>46.07%</b>	<b>81,137.33</b>	<b>80,654.00</b>	<b>(483.33)</b>	<b>-0.60%</b>	<b>384,475.00</b>
<b>Excess Revenue / Expense</b>	<b>8,949.73</b>	<b>(15,261.00)</b>	<b>24,210.73</b>	<b>158.64%</b>	<b>(12,873.44)</b>	<b>(16,577.00)</b>	<b>3,703.56</b>	<b>22.34%</b>	<b>0.00</b>

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 9/1/2017 To 9/30/2017 11:59:00 PM

	Current Month Reserves			Year to Date Reserves		
	Actual	Budget	% Var	Actual	Budget	% Var
<b>Income</b>						
<b><u>Reserve Income</u></b>						
8010 Reserve Transfer	7,390.00	7,390.00	0.00%	14,785.00	14,785.00	0.00%
8250 Insurance Claims Received	30,837.89	0.00	0.00%	31,712.19	0.00	0.00%
8700 Reserve Interest Income	22.85	0.00	0.00%	22.85	0.00	0.00%
TOTAL Reserve Income	38,250.74	7,390.00	-417.60%	46,520.04	14,785.00	-214.64%
TOTAL Income	38,250.74	7,390.00	-417.60%	46,520.04	14,785.00	-214.64%
<b>Expense</b>						
<b><u>Reserve Expenses</u></b>						
9110 Asphalt/ Road	0.00	0.00	0.00%	0.00	0.00	0.00%
9205 Clubhouse	3,240.00	17,000.00	80.94%	3,240.00	17,000.00	80.94%
9210 Pool/ Spa	16,583.33	68,009.00	51,425.67	29,428.37	68,009.00	56.73%
9510 Miscellaneous Reserve Expense	8.00	0.00	(8.00)	8.00	0.00	0.00%
TOTAL Reserve Expenses	19,831.33	85,009.00	65,177.67	32,676.37	85,009.00	61.56%
TOTAL Expense	19,831.33	85,009.00	65,177.67	32,676.37	85,009.00	61.56%
Excess Revenue / Expense	18,419.41	(77,619.00)	96,038.41	13,843.67	(70,224.00)	119.71%