

Balance Sheet

Period 10/31/2017

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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	99,166.25	99,166.25
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,074.75	33,074.75
<u>Total Cash</u>		<u>132,432.59</u>	<u>132,432.59</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	284,241.88	284,241.88
<u>Total Reserve</u>		<u>284,241.88</u>	<u>284,241.88</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	5,533.08	5,533.08
1600	Allowance for Doubtful Accounts	(3,499.89)	(3,499.89)
<u>Total Accounts Receivable</u>		<u>2,033.19</u>	<u>2,033.19</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	11,206.56	11,206.56
1720	Prepaid Insurance	8,365.67	8,365.67
1730	Prepaid Sewer	596.00	596.00
<u>Total Other Assets</u>		<u>20,168.23</u>	<u>20,168.23</u>
<u>Total Assets</u>		<u>1,151,712.42</u>	<u>1,435,954.30</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	12,681.79	12,681.79
2170	Damage Deposit	4,950.00	4,950.00
2200	Prepaid Assessments	29,659.67	29,659.67
2670	Due to Operating	11,206.56	11,206.56
<u>Total Current Liabilities</u>		<u>47,291.46</u>	<u>58,498.02</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	(5,603.87)	(7,791.65)
<u>Total Equity</u>		<u>1,104,420.96</u>	<u>1,377,456.28</u>
<u>Total Liabilities & Equity</u>		<u>1,151,712.42</u>	<u>1,435,954.30</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 10/1/2017 To 10/31/2017 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%	107,640.00	107,640.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(22,175.00)	(22,175.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	25.00	88.00	(63.00)	71.59%	565.00	264.00	301.00	-114.02%	1,060.00
4020 Legal- Collections	385.85	208.00	177.85	-85.50%	385.85	624.00	(238.15)	38.17%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	375.00	(375.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	99.00	(99.00)	100.00%	390.00
4315 Newsletter	320.00	500.00	(180.00)	36.00%	1,135.00	1,500.00	(365.00)	24.33%	6,000.00
4390 Rec Center Rent and Fees	0.00	292.00	(292.00)	100.00%	380.00	876.00	(496.00)	56.62%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	2,625.00	2,250.00	375.00	-16.67%	12,150.00	6,750.00	5,400.00	-80.00%	27,000.00
4700 Operating Interest Income	18.92	13.00	5.92	-45.54%	57.81	39.00	18.81	-48.23%	150.00
4990 Miscellaneous Income	40.00	42.00	(2.00)	4.76%	30.00	126.00	(96.00)	76.19%	500.00
TOTAL Income	31,904.77	32,041.00	(136.23)	0.43%	100,168.66	96,118.00	4,050.66	-4.21%	384,475.00
TOTAL Income	31,904.77	32,041.00	(136.23)	0.43%	100,168.66	96,118.00	4,050.66	-4.21%	384,475.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	4,140.00	4,140.00	0.00	0.00%	16,560.00
5020 Legal- Collections	390.85	208.00	(182.85)	-87.91%	390.85	624.00	233.15	37.36%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	375.00	375.00	100.00%	1,500.00
5142 Legal- General	96.00	63.00	(33.00)	-52.38%	96.00	189.00	93.00	49.21%	750.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	0.00	2,750.00	2,750.00	100.00%	2,750.00
5180 Computer/ Web Maintenance	112.80	125.00	12.20	9.76%	288.90	375.00	86.10	22.96%	1,500.00
5245 Clubhouse Staff	10,281.34	10,825.00	543.66	5.02%	42,708.41	44,075.00	1,366.59	3.10%	141,500.00
5260 Answering Service	65.00	65.00	0.00	0.00%	195.00	195.00	0.00	0.00%	780.00
5315 Payroll Taxes	881.55	834.00	(47.55)	-5.70%	3,619.55	3,550.00	(69.55)	-1.96%	10,750.00
5320 Payroll Fees	251.52	258.00	6.48	2.51%	777.08	774.00	(3.08)	-0.40%	3,100.00
5325 Insurance- Workman's Comp	0.00	500.00	500.00	100.00%	789.00	1,500.00	711.00	47.40%	6,000.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	114.00	114.00	100.00%	450.00
5490 Bad Debt	0.00	100.00	100.00	100.00%	0.00	300.00	300.00	100.00%	1,200.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 10/1/2017 To 10/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
5525 Postage, Printing, Copies	269.04	360.00	90.96	25.27%	2,063.39	2,260.00	196.61	8.70%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	1,208.54	1,125.00	(83.54)	-7.43%	4,500.00
5560 Office Supplies	0.00	417.00	417.00	100.00%	915.74	1,251.00	335.26	26.80%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	24.00	(67.00)	-279.17%	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	335.00	58.00	(277.00)	-477.59%	3,618.95	174.00	(3,444.95)	-1979.86%	700.00
TOTAL Administrative	14,423.64	15,739.00	1,315.36	8.36%	61,300.83	64,295.00	2,994.17	4.66%	205,640.00
<u>Buildings</u>									
6040 Exterminating	65.00	65.00	0.00	0.00%	195.00	195.00	0.00	0.00%	780.00
6090 HVAC Maintenance	0.00	292.00	292.00	100.00%	1,140.33	876.00	(264.33)	-30.17%	3,500.00
6115 Fire Alarm/ Security System	1,132.73	426.00	(706.73)	-165.90%	1,132.73	1,278.00	145.27	11.37%	5,115.00
6120 Carpet Cleaning	381.00	292.00	(89.00)	-30.48%	543.00	876.00	333.00	38.01%	3,500.00
6150 General Building Maintenance	399.00	517.00	118.00	22.82%	1,000.12	1,551.00	550.88	35.52%	6,200.00
TOTAL Buildings	1,977.73	1,592.00	(385.73)	-24.23%	4,011.18	4,776.00	764.82	16.01%	19,095.00
<u>Insurance</u>									
5000 Insurance- Master	0.00	0.00	0.00	0.00%	6,334.62	6,334.00	(0.62)	-0.01%	16,207.00
TOTAL Insurance	0.00	0.00	0.00	0.00%	6,334.62	6,334.00	(0.62)	-0.01%	16,207.00
<u>Landscaping</u>									
6200 Landscape Contract	1,014.00	1,014.00	0.00	0.00%	3,042.00	3,042.00	0.00	0.00%	12,168.00
6210 Snow Removal	0.00	1,100.00	1,100.00	100.00%	0.00	1,100.00	1,100.00	100.00%	8,800.00
6220 Sprinkler Repairs	133.50	0.00	(133.50)	0.00%	468.17	500.00	31.83	6.37%	2,500.00
6230 Streets	0.00	83.00	83.00	100.00%	890.00	249.00	(641.00)	-257.43%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	300.00	300.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	345.00	0.00	(345.00)	0.00%	845.00	1,100.00	255.00	23.18%	5,500.00
TOTAL Landscaping	1,492.50	2,297.00	804.50	35.02%	5,245.17	6,291.00	1,045.83	16.62%	31,168.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	431.22	600.00	168.78	28.13%	2,418.97	1,800.00	(618.97)	-34.39%	7,200.00
6510 Pool/ Spas- Contract	134.88	1,483.00	1,348.12	90.90%	3,956.10	4,449.00	492.90	11.08%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	249.00	217.50	87.35%	1,000.00
6560 Security	575.00	575.00	0.00	0.00%	1,725.00	1,725.00	0.00	0.00%	6,900.00

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6570 Rec Games/Equip/ Furniture	0.00	167.00	167.00	100.00%	355.45	501.00	145.55	29.05%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	6,696.25	6,999.00	302.75	4.33%	28,000.00
6630 Supplies- Cleaning & Paper Products	378.03	292.00	(86.03)	-29.46%	664.16	876.00	211.84	24.18%	3,500.00
6643 Holiday Decorations	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	850.00
TOTAL Recreation	3,697.88	5,533.00	1,835.12	33.17%	15,847.43	16,599.00	751.57	4.53%	67,250.00
Utilities									
6703 Gas	370.63	917.00	546.37	59.58%	1,596.73	2,751.00	1,154.27	41.96%	11,000.00
6707 Electric	1,263.99	1,333.00	69.01	5.18%	4,861.03	3,999.00	(862.03)	-21.56%	16,000.00
6710 Water & Sewer	649.26	692.00	42.74	6.18%	4,317.57	2,076.00	(2,241.57)	-107.98%	8,300.00
6760 Trash	158.97	146.00	(12.97)	-8.88%	461.43	438.00	(23.43)	-5.35%	1,750.00
6770 Telephone/ Pager	462.56	458.00	(4.56)	-1.00%	1,382.42	1,374.00	(8.42)	-0.61%	5,500.00
6771 Cable/Internet/Satelite TV	138.04	214.00	75.96	35.50%	414.12	642.00	227.88	35.50%	2,565.00
TOTAL Utilities	3,043.45	3,760.00	716.55	19.06%	13,033.30	11,280.00	(1,753.30)	-15.54%	45,115.00
TOTAL Expense	24,635.20	28,921.00	4,285.80	14.82%	105,772.53	109,575.00	3,802.47	3.47%	384,475.00
Excess Revenue / Expense	7,269.57	3,120.00	4,149.57	-133.00%	(5,603.87)	(13,457.00)	7,853.13	58.36%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 10/1/2017 To 10/31/2017 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	7,390.00	7,390.00	0.00	0.00%	22,175.00	22,175.00	0.00	0.00%	88,685.00
8250 Insurance Claims Received	0.00	0.00	0.00	0.00%	31,712.19	0.00	31,712.19	0.00%	0.00
8700 Reserve Interest Income	11.89	0.00	11.89	0.00%	34.74	0.00	34.74	0.00%	0.00
TOTAL Reserve Income	7,401.89	7,390.00	11.89	-0.16%	53,921.93	22,175.00	31,746.93	-143.17%	88,685.00
TOTAL Income	7,401.89	7,390.00	11.89	-0.16%	53,921.93	22,175.00	31,746.93	-143.17%	88,685.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	16,485.00
9205 Clubhouse	0.00	0.00	0.00	0.00%	3,240.00	17,000.00	13,760.00	80.94%	33,856.00
9210 Pool/ Spa	23,433.34	0.00	(23,433.34)	0.00%	52,861.71	68,009.00	15,147.29	22.27%	74,209.00
9510 Miscellaneous Reserve Expense	0.00	0.00	0.00	0.00%	8.00	0.00	(8.00)	0.00%	0.00
TOTAL Reserve Expenses	23,433.34	0.00	(23,433.34)	0.00%	56,109.71	85,009.00	28,899.29	34.00%	124,550.00
TOTAL Expense	23,433.34	0.00	(23,433.34)	0.00%	56,109.71	85,009.00	28,899.29	34.00%	124,550.00
Excess Revenue / Expense	(16,031.45)	7,390.00	(23,421.45)	316.93%	(2,187.78)	(62,834.00)	60,646.22	96.52%	(35,865.00)