

# Balance Sheet

Period 11/30/2017

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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	206,161.13	206,161.13
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,082.91	33,082.91
<u>Total Cash</u>		<u>239,435.63</u>	<u>239,435.63</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	229,300.41	229,300.41
<u>Total Reserve</u>		<u>229,300.41</u>	<u>229,300.41</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	4,392.23	4,392.23
1600	Allowance for Doubtful Accounts	(3,499.89)	(3,499.89)
<u>Total Accounts Receivable</u>		<u>892.34</u>	<u>892.34</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	69,479.32	69,479.32
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>79,080.99</u>	<u>79,080.99</u>
<u>Total Assets</u>		<u>1,316,487.37</u>	<u>1,545,787.78</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000	Accounts Payable	174,048.36	174,048.36
2170	Damage Deposit	5,200.00	5,200.00
2200	Prepaid Assessments	25,714.67	25,714.67
2670	Due to Operating	69,479.32	69,479.32
<u>Total Current Liabilities</u>		<u>204,963.03</u>	<u>274,442.35</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	1,499.51	(113,902.50)
<u>Total Equity</u>		<u>1,111,524.34</u>	<u>1,271,345.43</u>
<u>Total Liabilities &amp; Equity</u>		<u>1,316,487.37</u>	<u>1,545,787.78</u>

# Riverwalk Master Association

## Statement of Revenues and Expenses

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

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Income</u></b>									
4000 Assessments	35,880.00	35,880.00	0.00	0.00%	143,520.00	143,520.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(29,565.00)	(29,565.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	175.00	88.00	87.00	-98.86%	740.00	352.00	388.00	-110.23%	1,060.00
4020 Legal- Collections	0.00	208.00	(208.00)	100.00%	385.85	832.00	(446.15)	53.62%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	500.00	(500.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	132.00	(132.00)	100.00%	390.00
4315 Newsletter	255.00	500.00	(245.00)	49.00%	1,390.00	2,000.00	(610.00)	30.50%	6,000.00
4390 Rec Center Rent and Fees	285.00	292.00	(7.00)	2.40%	665.00	1,168.00	(503.00)	43.07%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	2,200.00	2,250.00	(50.00)	2.22%	14,350.00	9,000.00	5,350.00	-59.44%	27,000.00
4700 Operating Interest Income	18.65	13.00	5.65	-43.46%	76.46	52.00	24.46	-47.04%	150.00
4990 Miscellaneous Income	130.00	42.00	88.00	-209.52%	160.00	168.00	(8.00)	4.76%	500.00
<b>TOTAL Income</b>	<b>31,553.65</b>	<b>32,041.00</b>	<b>(487.35)</b>	<b>1.52%</b>	<b>131,722.31</b>	<b>128,159.00</b>	<b>3,563.31</b>	<b>-2.78%</b>	<b>384,475.00</b>
<b>TOTAL Income</b>	<b>31,553.65</b>	<b>32,041.00</b>	<b>(487.35)</b>	<b>1.52%</b>	<b>131,722.31</b>	<b>128,159.00</b>	<b>3,563.31</b>	<b>-2.78%</b>	<b>384,475.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	5,520.00	5,520.00	0.00	0.00%	16,560.00
5020 Legal- Collections	0.00	208.00	208.00	100.00%	390.85	832.00	441.15	53.02%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	500.00	500.00	100.00%	1,500.00
5142 Legal- General	0.00	63.00	63.00	100.00%	96.00	252.00	156.00	61.90%	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	30.00	125.00	95.00	76.00%	318.90	500.00	181.10	36.22%	1,500.00
5245 Clubhouse Staff	10,111.75	10,825.00	713.25	6.59%	52,820.16	54,900.00	2,079.84	3.79%	141,500.00
5260 Answering Service	65.00	65.00	0.00	0.00%	260.00	260.00	0.00	0.00%	780.00
5315 Payroll Taxes	811.40	800.00	(11.40)	-1.42%	4,430.95	4,350.00	(80.95)	-1.86%	10,750.00
5320 Payroll Fees	240.52	258.00	17.48	6.78%	1,017.60	1,032.00	14.40	1.40%	3,100.00
5325 Insurance- Workman's Comp	0.00	500.00	500.00	100.00%	789.00	2,000.00	1,211.00	60.55%	6,000.00
5330 Payroll- Employee Insurance	1,113.44	0.00	(1,113.44)	0.00%	1,113.44	0.00	(1,113.44)	0.00%	0.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	152.00	152.00	100.00%	450.00

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 11/1/2017 To 11/30/2017 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	100.00	100.00	100.00%	0.00	400.00	400.00	100.00%	1,200.00
5525 Postage, Printing, Copies	272.86	360.00	87.14	24.21%	2,336.25	2,620.00	283.75	10.83%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	1,569.08	1,500.00	(69.08)	-4.61%	4,500.00
5560 Office Supplies	90.86	417.00	326.14	78.21%	1,006.60	1,668.00	661.40	39.65%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	32.00	(59.00)	-184.38%	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	105.00	58.00	(47.00)	-81.03%	3,723.95	232.00	(3,491.95)	-1505.15%	700.00
<b>TOTAL Administrative</b>	<b>14,581.37</b>	<b>15,705.00</b>	<b>1,123.63</b>	<b>7.15%</b>	<b>75,882.20</b>	<b>80,000.00</b>	<b>4,117.80</b>	<b>5.15%</b>	<b>205,640.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	65.00	65.00	0.00	0.00%	260.00	260.00	0.00	0.00%	780.00
6090 HVAC Maintenance	0.00	292.00	292.00	100.00%	1,140.33	1,168.00	27.67	2.37%	3,500.00
6115 Fire Alarm/ Security System	0.00	426.00	426.00	100.00%	1,132.73	1,704.00	571.27	33.53%	5,115.00
6120 Carpet Cleaning	358.00	292.00	(66.00)	-22.60%	901.00	1,168.00	267.00	22.86%	3,500.00
6150 General Building Maintenance	0.00	517.00	517.00	100.00%	1,000.12	2,068.00	1,067.88	51.64%	6,200.00
<b>TOTAL Buildings</b>	<b>423.00</b>	<b>1,592.00</b>	<b>1,169.00</b>	<b>73.43%</b>	<b>4,434.18</b>	<b>6,368.00</b>	<b>1,933.82</b>	<b>30.37%</b>	<b>19,095.00</b>
<b><u>Insurance</u></b>									
5000 Insurance- Master	0.00	0.00	0.00	0.00%	6,334.62	6,334.00	(0.62)	-0.01%	16,207.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</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%	4,056.00	4,056.00	0.00	0.00%	12,168.00
6210 Snow Removal	0.00	1,100.00	1,100.00	100.00%	0.00	2,200.00	2,200.00	100.00%	8,800.00
6220 Sprinkler Repairs	0.00	0.00	0.00	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	332.00	(558.00)	-168.07%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	400.00	400.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	322.72	0.00	(322.72)	0.00%	1,167.72	1,100.00	(67.72)	-6.16%	5,500.00
<b>TOTAL Landscaping</b>	<b>1,336.72</b>	<b>2,297.00</b>	<b>960.28</b>	<b>41.81%</b>	<b>6,581.89</b>	<b>8,588.00</b>	<b>2,006.11</b>	<b>23.36%</b>	<b>31,168.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	661.08	600.00	(61.08)	-10.18%	3,080.05	2,400.00	(680.05)	-28.34%	7,200.00
6510 Pool/ Spas- Contract	1,804.21	1,483.00	(321.21)	-21.66%	5,760.31	5,932.00	171.69	2.89%	17,800.00
6515 Sauna/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	332.00	300.50	90.51%	1,000.00

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 11/1/2017 To 11/30/2017 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%	2,300.00	2,300.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	175.00	167.00	(8.00)	-4.79%	530.45	668.00	137.55	20.59%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	8,875.00	9,332.00	457.00	4.90%	28,000.00
6630 Supplies- Cleaning & Paper Products	0.00	292.00	292.00	100.00%	664.16	1,168.00	503.84	43.14%	3,500.00
6643 Holiday Decorations	0.00	850.00	850.00	100.00%	0.00	850.00	850.00	100.00%	850.00
<b>TOTAL Recreation</b>	<b>5,394.04</b>	<b>6,383.00</b>	<b>988.96</b>	<b>15.49%</b>	<b>21,241.47</b>	<b>22,982.00</b>	<b>1,740.53</b>	<b>7.57%</b>	<b>67,250.00</b>
<b><u>Utilities</u></b>									
6703 Gas	463.31	917.00	453.69	49.48%	2,060.04	3,668.00	1,607.96	43.84%	11,000.00
6707 Electric	1,059.21	1,333.00	273.79	20.54%	5,920.24	5,332.00	(588.24)	-11.03%	16,000.00
6710 Water & Sewer	432.18	692.00	259.82	37.55%	4,749.75	2,768.00	(1,981.75)	-71.60%	8,300.00
6760 Trash	159.06	146.00	(13.06)	-8.95%	620.49	584.00	(36.49)	-6.25%	1,750.00
6770 Telephone/ Pager	463.34	458.00	(5.34)	-1.17%	1,845.76	1,832.00	(13.76)	-0.75%	5,500.00
6771 Cable/Internet/Satelite TV	138.04	214.00	75.96	35.50%	552.16	856.00	303.84	35.50%	2,565.00
<b>TOTAL Utilities</b>	<b>2,715.14</b>	<b>3,760.00</b>	<b>1,044.86</b>	<b>27.79%</b>	<b>15,748.44</b>	<b>15,040.00</b>	<b>(708.44)</b>	<b>-4.71%</b>	<b>45,115.00</b>
<b>TOTAL Expense</b>	<b>24,450.27</b>	<b>29,737.00</b>	<b>5,286.73</b>	<b>17.78%</b>	<b>130,222.80</b>	<b>139,312.00</b>	<b>9,089.20</b>	<b>6.52%</b>	<b>384,475.00</b>
<b>Excess Revenue / Expense</b>	<b>7,103.38</b>	<b>2,304.00</b>	<b>4,799.38</b>	<b>-208.31%</b>	<b>1,499.51</b>	<b>(11,153.00)</b>	<b>12,652.51</b>	<b>113.44%</b>	<b>0.00</b>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 11/1/2017 To 11/30/2017 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Reserve Income</u></b>									
8010 Reserve Transfer	7,390.00	7,390.00	0.00	0.00%	29,565.00	29,565.00	0.00	0.00%	88,685.00
8250 Insurance Claims Received	50,887.42	0.00	50,887.42	0.00%	82,599.61	0.00	82,599.61	0.00%	0.00
8700 Reserve Interest Income	11.24	0.00	11.24	0.00%	45.98	0.00	45.98	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>58,288.66</b>	<b>7,390.00</b>	<b>50,898.66</b>	<b>-688.75%</b>	<b>112,210.59</b>	<b>29,565.00</b>	<b>82,645.59</b>	<b>-279.54%</b>	<b>88,685.00</b>
<b>TOTAL Income</b>	<b>58,288.66</b>	<b>7,390.00</b>	<b>50,898.66</b>	<b>-688.75%</b>	<b>112,210.59</b>	<b>29,565.00</b>	<b>82,645.59</b>	<b>-279.54%</b>	<b>88,685.00</b>
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
9110 Asphalt/ Road	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	16,485.00
9205 Clubhouse	171,496.89	9,356.00	(162,140.89)	-1733.02%	174,736.89	26,356.00	(148,380.89)	-562.99%	33,856.00
9210 Pool/ Spa	0.00	0.00	0.00	0.00%	52,861.71	68,009.00	15,147.29	22.27%	74,209.00
9510 Miscellaneous Reserve Expense	6.00	0.00	(6.00)	0.00%	14.00	0.00	(14.00)	0.00%	0.00
<b>TOTAL Reserve Expenses</b>	<b>171,502.89</b>	<b>9,356.00</b>	<b>(162,146.89)</b>	<b>-1733.08%</b>	<b>227,612.60</b>	<b>94,365.00</b>	<b>(133,247.60)</b>	<b>-141.20%</b>	<b>124,550.00</b>
<b>TOTAL Expense</b>	<b>171,502.89</b>	<b>9,356.00</b>	<b>(162,146.89)</b>	<b>-1733.08%</b>	<b>227,612.60</b>	<b>94,365.00</b>	<b>(133,247.60)</b>	<b>-141.20%</b>	<b>124,550.00</b>
<b>Excess Revenue / Expense</b>	<b>(113,214.23)</b>	<b>(1,966.00)</b>	<b>(111,248.23)</b>	<b>0.00%</b>	<b>(115,402.01)</b>	<b>(64,800.00)</b>	<b>(50,602.01)</b>	<b>-78.09%</b>	<b>(35,865.00)</b>