

# Balance Sheet

Period 12/31/2017

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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	37,616.10	37,616.10
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,091.34	33,091.34
<u>Total Cash</u>		<u>70,899.03</u>	<u>70,899.03</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	236,700.34	236,700.34
<u>Total Reserve</u>		<u>236,700.34</u>	<u>236,700.34</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	3,859.77	3,859.77
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>1,859.88</u>	<u>1,859.88</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	1,280.00	1,280.00
1720	Prepaid Insurance	8,365.67	8,365.67
1730	Prepaid Sewer	596.00	596.00
<u>Total Other Assets</u>		<u>79,720.99</u>	<u>79,720.99</u>
<u>Total Assets</u>		<u>1,149,558.31</u>	<u>1,386,258.65</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000	Accounts Payable	2,595.78	2,595.78
2170	Damage Deposit	3,600.00	3,600.00
2200	Prepaid Assessments	26,856.67	26,856.67
2501	Employee Insurance Payable	327.63	327.63
2670	Due to Operating	69,479.32	69,479.32
<u>Total Current Liabilities</u>		<u>33,380.08</u>	<u>102,859.40</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	6,153.40	(101,848.68)
<u>Total Equity</u>		<u>1,116,178.23</u>	<u>1,283,399.25</u>
<u>Total Liabilities &amp; Equity</u>		<u>1,149,558.31</u>	<u>1,386,258.65</u>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 12/1/2017 To 12/31/2017 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%	179,400.00	179,400.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(36,955.00)	(36,955.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	125.00	88.00	37.00	-42.05%	865.00	440.00	425.00	-96.59%	1,060.00
4020 Legal- Collections	0.00	208.00	(208.00)	100.00%	385.85	1,040.00	(654.15)	62.90%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	625.00	(625.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	165.00	(165.00)	100.00%	390.00
4315 Newsletter	242.50	500.00	(257.50)	51.50%	1,632.50	2,500.00	(867.50)	34.70%	6,000.00
4390 Rec Center Rent and Fees	100.00	292.00	(192.00)	65.75%	765.00	1,460.00	(695.00)	47.60%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	200.00	2,250.00	(2,050.00)	91.11%	14,550.00	11,250.00	3,300.00	-29.33%	27,000.00
4700 Operating Interest Income	27.32	13.00	14.32	-110.15%	103.78	65.00	38.78	-59.66%	150.00
4990 Miscellaneous Income	(66.00)	42.00	(108.00)	257.14%	94.00	210.00	(116.00)	55.24%	500.00
<b>TOTAL Income</b>	<b>29,118.82</b>	<b>32,041.00</b>	<b>(2,922.18)</b>	<b>9.12%</b>	<b>160,841.13</b>	<b>160,200.00</b>	<b>641.13</b>	<b>-0.40%</b>	<b>384,475.00</b>
<b>TOTAL Income</b>	<b>29,118.82</b>	<b>32,041.00</b>	<b>(2,922.18)</b>	<b>9.12%</b>	<b>160,841.13</b>	<b>160,200.00</b>	<b>641.13</b>	<b>-0.40%</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%	6,900.00	6,900.00	0.00	0.00%	16,560.00
5020 Legal- Collections	0.00	208.00	208.00	100.00%	390.85	1,040.00	649.15	62.42%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	625.00	625.00	100.00%	1,500.00
5142 Legal- General	0.00	63.00	63.00	100.00%	96.00	315.00	219.00	69.52%	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	80.00	125.00	45.00	36.00%	398.90	625.00	226.10	36.18%	1,500.00
5245 Clubhouse Staff	11,149.05	10,825.00	(324.05)	-2.99%	63,969.21	65,725.00	1,755.79	2.67%	141,500.00
5260 Answering Service	0.00	65.00	65.00	100.00%	260.00	325.00	65.00	20.00%	780.00
5315 Payroll Taxes	805.61	800.00	(5.61)	-0.70%	5,236.56	5,150.00	(86.56)	-1.68%	10,750.00
5320 Payroll Fees	302.84	258.00	(44.84)	-17.38%	1,320.44	1,290.00	(30.44)	-2.36%	3,100.00
5325 Insurance- Workman's Comp	445.00	500.00	55.00	11.00%	1,234.00	2,500.00	1,266.00	50.64%	6,000.00
5330 Payroll- Employee Insurance	785.81	0.00	(785.81)	0.00%	1,899.25	0.00	(1,899.25)	0.00%	0.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	190.00	190.00	100.00%	450.00

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 12/1/2017 To 12/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
5490 Bad Debt	(1,500.00)	100.00	1,600.00	1600.00%	(1,500.00)	500.00	2,000.00	400.00%	1,200.00
5525 Postage, Printing, Copies	280.12	360.00	79.88	22.19%	2,616.37	2,980.00	363.63	12.20%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	1,929.62	1,875.00	(54.62)	-2.91%	4,500.00
5560 Office Supplies	78.82	417.00	338.18	81.10%	1,085.42	2,085.00	999.58	47.94%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	40.00	(51.00)	-127.50%	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	141.00	58.00	(83.00)	-143.10%	3,864.95	290.00	(3,574.95)	-1232.74%	700.00
<b>TOTAL Administrative</b>	<b>14,308.79</b>	<b>15,705.00</b>	<b>1,396.21</b>	<b>8.89%</b>	<b>90,190.99</b>	<b>95,705.00</b>	<b>5,514.01</b>	<b>5.76%</b>	<b>205,640.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	65.00	65.00	0.00	0.00%	325.00	325.00	0.00	0.00%	780.00
6090 HVAC Maintenance	869.33	292.00	(577.33)	-197.72%	2,009.66	1,460.00	(549.66)	-37.65%	3,500.00
6115 Fire Alarm/ Security System	0.00	426.00	426.00	100.00%	1,132.73	2,130.00	997.27	46.82%	5,115.00
6120 Carpet Cleaning	(1.00)	292.00	293.00	100.34%	900.00	1,460.00	560.00	38.36%	3,500.00
6150 General Building Maintenance	800.64	517.00	(283.64)	-54.86%	1,800.76	2,585.00	784.24	30.34%	6,200.00
<b>TOTAL Buildings</b>	<b>1,733.97</b>	<b>1,592.00</b>	<b>(141.97)</b>	<b>-8.92%</b>	<b>6,168.15</b>	<b>7,960.00</b>	<b>1,791.85</b>	<b>22.51%</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%	5,070.00	5,070.00	0.00	0.00%	12,168.00
6210 Snow Removal	957.31	1,100.00	142.69	12.97%	957.31	3,300.00	2,342.69	70.99%	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	419.00	83.00	(336.00)	-404.82%	1,309.00	415.00	(894.00)	-215.42%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	500.00	500.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	357.50	0.00	(357.50)	0.00%	1,525.22	1,100.00	(425.22)	-38.66%	5,500.00
<b>TOTAL Landscaping</b>	<b>2,747.81</b>	<b>2,297.00</b>	<b>(450.81)</b>	<b>-19.63%</b>	<b>9,329.70</b>	<b>10,885.00</b>	<b>1,555.30</b>	<b>14.29%</b>	<b>31,168.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	75.42	600.00	524.58	87.43%	3,155.47	3,000.00	(155.47)	-5.18%	7,200.00
6510 Pool/ Spas- Contract	660.00	1,483.00	823.00	55.50%	6,420.31	7,415.00	994.69	13.41%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	415.00	383.50	92.41%	1,000.00

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**Riverwalk Master Association**  
**Statement of Revenues and Expenses**

Period 12/1/2017 To 12/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6560 Security	0.00	575.00	575.00	100.00%	2,300.00	2,875.00	575.00	20.00%	6,900.00
6570 Rec Games/Equip/ Furniture	0.00	167.00	167.00	100.00%	530.45	835.00	304.55	36.47%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	11,053.75	11,665.00	611.25	5.24%	28,000.00
6610 Telephone	621.65	0.00	(621.65)	0.00%	621.65	0.00	(621.65)	0.00%	0.00
6630 Supplies- Cleaning & Paper Products	32.69	292.00	259.31	88.80%	696.85	1,460.00	763.15	52.27%	3,500.00
6643 Holiday Decorations	69.20	0.00	(69.20)	0.00%	69.20	850.00	780.80	91.86%	850.00
<b>TOTAL Recreation</b>	<b>3,637.71</b>	<b>5,533.00</b>	<b>1,895.29</b>	<b>34.25%</b>	<b>24,879.18</b>	<b>28,515.00</b>	<b>3,635.82</b>	<b>12.75%</b>	<b>67,250.00</b>
<b>Utilities</b>									
6703 Gas	659.12	917.00	257.88	28.12%	2,719.16	4,585.00	1,865.84	40.69%	11,000.00
6707 Electric	1,183.50	1,333.00	149.50	11.22%	7,103.74	6,665.00	(438.74)	-6.58%	16,000.00
6710 Water & Sewer	55.99	692.00	636.01	91.91%	4,805.74	3,460.00	(1,345.74)	-38.89%	8,300.00
6760 Trash	0.00	146.00	146.00	100.00%	620.49	730.00	109.51	15.00%	1,750.00
6770 Telephone/ Pager	0.00	458.00	458.00	100.00%	1,845.76	2,290.00	444.24	19.40%	5,500.00
6771 Cable/Internet/Satelite TV	138.04	214.00	75.96	35.50%	690.20	1,070.00	379.80	35.50%	2,565.00
<b>TOTAL Utilities</b>	<b>2,036.65</b>	<b>3,760.00</b>	<b>1,723.35</b>	<b>45.83%</b>	<b>17,785.09</b>	<b>18,800.00</b>	<b>1,014.91</b>	<b>5.40%</b>	<b>45,115.00</b>
<b>TOTAL Expense</b>	<b>24,464.93</b>	<b>28,887.00</b>	<b>4,422.07</b>	<b>15.31%</b>	<b>154,687.73</b>	<b>168,199.00</b>	<b>13,511.27</b>	<b>8.03%</b>	<b>384,475.00</b>
<b>Excess Revenue / Expense</b>	<b>4,653.89</b>	<b>3,154.00</b>	<b>1,499.89</b>	<b>-47.56%</b>	<b>6,153.40</b>	<b>(7,999.00)</b>	<b>14,152.40</b>	<b>176.93%</b>	<b>0.00</b>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**

Period 12/1/2017 To 12/31/2017 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%	36,955.00	36,955.00	0.00	0.00%	88,685.00
8250 Insurance Claims Received	0.00	0.00	0.00	0.00%	82,599.61	0.00	82,599.61	0.00%	0.00
8700 Reserve Interest Income	9.93	0.00	9.93	0.00%	55.91	0.00	55.91	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>7,399.93</b>	<b>7,390.00</b>	<b>9.93</b>	<b>-0.13%</b>	<b>119,610.52</b>	<b>36,955.00</b>	<b>82,655.52</b>	<b>-223.67%</b>	<b>88,685.00</b>
<b>TOTAL Income</b>	<b>7,399.93</b>	<b>7,390.00</b>	<b>9.93</b>	<b>-0.13%</b>	<b>119,610.52</b>	<b>36,955.00</b>	<b>82,655.52</b>	<b>-223.67%</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	0.00	0.00	0.00	0.00%	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	0.00	0.00	0.00	0.00%	14.00	0.00	(14.00)	0.00%	0.00
<b>TOTAL Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</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>7,399.93</b>	<b>7,390.00</b>	<b>9.93</b>	<b>-0.13%</b>	<b>(108,002.08)</b>	<b>(57,410.00)</b>	<b>(50,592.08)</b>	<b>-88.12%</b>	<b>(35,865.00)</b>