

# Balance Sheet

Period 01/31/2018

## Riverwalk Master Association

	Operating	Reserves	Total
<b>Assets</b>			
<u>Cash</u>			
1000	Petty Cash	100.00	100.00
1001	Operating- Alliance Cash	47,455.15	47,455.15
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,102.49	33,102.49
<u>Total Cash</u>		<u>80,749.23</u>	<u>80,749.23</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	244,100.47	244,100.47
<u>Total Reserve</u>		<u>244,100.47</u>	<u>244,100.47</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	5,002.85	5,002.85
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>3,002.96</u>	<u>3,002.96</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	77,979.32	77,979.32
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>88,220.99</u>	<u>88,220.99</u>
<u>Total Assets</u>		<u>1,169,051.59</u>	<u>1,413,152.06</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000	Accounts Payable	18,368.34	18,368.34
2170	Damage Deposit	4,600.00	4,600.00
2200	Prepaid Assessments	30,934.67	30,934.67
2501	Employee Insurance Payable	655.26	655.26
2670	Due to Operating	77,979.32	77,979.32
<u>Total Current Liabilities</u>		<u>77,979.32</u>	<u>132,537.59</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	4,468.49	(104,633.46)
<u>Total Equity</u>		<u>166,121.15</u>	<u>1,280,614.47</u>
<u>Total Liabilities &amp; Equity</u>		<u>244,100.47</u>	<u>1,413,152.06</u>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 1/1/2018 To 1/31/2018 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%	215,280.00	215,280.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(44,345.00)	(44,345.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	50.00	88.00	(38.00)	43.18%	915.00	528.00	387.00	-73.30%	1,060.00
4020 Legal- Collections	755.00	208.00	547.00	-262.98%	1,140.85	1,248.00	(107.15)	8.59%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	750.00	(750.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	198.00	(198.00)	100.00%	390.00
4315 Newsletter	767.50	500.00	267.50	-53.50%	2,400.00	3,000.00	(600.00)	20.00%	6,000.00
4390 Rec Center Rent and Fees	360.00	292.00	68.00	-23.29%	1,125.00	1,752.00	(627.00)	35.79%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	49.00	2,250.00	(2,201.00)	97.82%	14,599.00	13,500.00	1,099.00	-8.14%	27,000.00
4700 Operating Interest Income	30.56	13.00	17.56	-135.08%	134.34	78.00	56.34	-72.23%	150.00
4990 Miscellaneous Income	0.00	42.00	(42.00)	100.00%	94.00	252.00	(158.00)	62.70%	500.00
TOTAL Income	<u>30,502.06</u>	<u>32,041.00</u>	<u>(1,538.94)</u>	<u>4.80%</u>	<u>191,343.19</u>	<u>192,241.00</u>	<u>(897.81)</u>	<u>0.47%</u>	<u>384,475.00</u>
TOTAL Income	<u>30,502.06</u>	<u>32,041.00</u>	<u>(1,538.94)</u>	<u>4.80%</u>	<u>191,343.19</u>	<u>192,241.00</u>	<u>(897.81)</u>	<u>0.47%</u>	<u>384,475.00</u>
<b>Expense</b>									
<b><u>Administrative</u></b>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	8,280.00	8,280.00	0.00	0.00%	16,560.00
5020 Legal- Collections	755.00	208.00	(547.00)	-262.98%	1,145.85	1,248.00	102.15	8.19%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	750.00	750.00	100.00%	1,500.00
5142 Legal- General	0.00	63.00	63.00	100.00%	96.00	378.00	282.00	74.60%	750.00
5170 Audit & Tax Prep	2,800.00	0.00	(2,800.00)	0.00%	2,800.00	2,750.00	(50.00)	-1.82%	2,750.00
5180 Computer/ Web Maintenance	31.00	125.00	94.00	75.20%	429.90	750.00	320.10	42.68%	1,500.00
5245 Clubhouse Staff	10,336.66	10,825.00	488.34	4.51%	74,305.87	76,550.00	2,244.13	2.93%	141,500.00
5260 Answering Service	65.00	65.00	0.00	0.00%	325.00	390.00	65.00	16.67%	780.00
5315 Payroll Taxes	871.40	800.00	(71.40)	-8.93%	6,107.96	5,950.00	(157.96)	-2.65%	10,750.00
5320 Payroll Fees	460.77	258.00	(202.77)	-78.59%	1,781.21	1,548.00	(233.21)	-15.07%	3,100.00
5325 Insurance- Workman's Comp	0.00	500.00	500.00	100.00%	1,234.00	3,000.00	1,766.00	58.87%	6,000.00
5330 Payroll- Employee Insurance	785.81	0.00	(785.81)	0.00%	2,685.06	0.00	(2,685.06)	0.00%	0.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	228.00	228.00	100.00%	450.00

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**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 1/1/2018 To 1/31/2018 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%	(1,500.00)	600.00	2,100.00	350.00%	1,200.00
5525 Postage, Printing, Copies	197.59	360.00	162.41	45.11%	2,813.96	3,340.00	526.04	15.75%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	2,290.16	2,250.00	(40.16)	-1.78%	4,500.00
5560 Office Supplies	93.75	417.00	323.25	77.52%	1,179.17	2,502.00	1,322.83	52.87%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	48.00	(43.00)	-89.58%	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%	3,969.95	348.00	(3,621.95)	-1040.79%	700.00
<b>TOTAL Administrative</b>	<b>18,242.52</b>	<b>15,705.00</b>	<b>(2,537.52)</b>	<b>-16.16%</b>	<b>108,433.51</b>	<b>111,410.00</b>	<b>2,976.49</b>	<b>2.67%</b>	<b>205,640.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	65.00	65.00	0.00	0.00%	390.00	390.00	0.00	0.00%	780.00
6090 HVAC Maintenance	110.50	292.00	181.50	62.16%	2,120.16	1,752.00	(368.16)	-21.01%	3,500.00
6115 Fire Alarm/ Security System	1,132.73	426.00	(706.73)	-165.90%	2,265.46	2,556.00	290.54	11.37%	5,115.00
6120 Carpet Cleaning	192.00	292.00	100.00	34.25%	1,092.00	1,752.00	660.00	37.67%	3,500.00
6150 General Building Maintenance	805.66	517.00	(288.66)	-55.83%	2,606.42	3,102.00	495.58	15.98%	6,200.00
<b>TOTAL Buildings</b>	<b>2,305.89</b>	<b>1,592.00</b>	<b>(713.89)</b>	<b>-44.84%</b>	<b>8,474.04</b>	<b>9,552.00</b>	<b>1,077.96</b>	<b>11.29%</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%	6,084.00	6,084.00	0.00	0.00%	12,168.00
6210 Snow Removal	1,326.34	1,100.00	(226.34)	-20.58%	2,283.65	4,400.00	2,116.35	48.10%	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%	1,309.00	498.00	(811.00)	-162.85%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	600.00	600.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	1,767.31	0.00	(1,767.31)	0.00%	3,292.53	1,100.00	(2,192.53)	-199.32%	5,500.00
<b>TOTAL Landscaping</b>	<b>4,107.65</b>	<b>2,297.00</b>	<b>(1,810.65)</b>	<b>-78.83%</b>	<b>13,437.35</b>	<b>13,182.00</b>	<b>(255.35)</b>	<b>-1.94%</b>	<b>31,168.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	118.18	600.00	481.82	80.30%	3,273.65	3,600.00	326.35	9.07%	7,200.00
6510 Pool/ Spas- Contract	832.89	1,483.00	650.11	43.84%	7,253.20	8,898.00	1,644.80	18.49%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	498.00	466.50	93.67%	1,000.00

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**Riverwalk Master Association**  
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	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%	2,875.00	3,450.00	575.00	16.67%	6,900.00
6570 Rec Games/Equip/ Furniture	570.31	167.00	(403.31)	-241.50%	1,100.76	1,002.00	(98.76)	-9.86%	2,000.00
6580 Janitorial/ Housekeeping	2,308.70	2,333.00	24.30	1.04%	13,362.45	13,998.00	635.55	4.54%	28,000.00
6610 Telephone	0.00	0.00	0.00	0.00%	621.65	0.00	(621.65)	0.00%	0.00
6630 Supplies- Cleaning & Paper Products	189.88	292.00	102.12	34.97%	886.73	1,752.00	865.27	49.39%	3,500.00
6643 Holiday Decorations	0.00	0.00	0.00	0.00%	69.20	850.00	780.80	91.86%	850.00
<b>TOTAL Recreation</b>	<b>4,594.96</b>	<b>5,533.00</b>	<b>938.04</b>	<b>16.95%</b>	<b>29,474.14</b>	<b>34,048.00</b>	<b>4,573.86</b>	<b>13.43%</b>	<b>67,250.00</b>
<b>Utilities</b>									
6703 Gas	908.56	917.00	8.44	0.92%	3,627.72	5,502.00	1,874.28	34.07%	11,000.00
6707 Electric	1,201.82	1,333.00	131.18	9.84%	8,305.56	7,998.00	(307.56)	-3.85%	16,000.00
6710 Water & Sewer	59.76	692.00	632.24	91.36%	4,865.50	4,152.00	(713.50)	-17.18%	8,300.00
6760 Trash	164.34	146.00	(18.34)	-12.56%	784.83	876.00	91.17	10.41%	1,750.00
6770 Telephone/ Pager	463.43	458.00	(5.43)	-1.19%	2,309.19	2,748.00	438.81	15.97%	5,500.00
6771 Cable/Internet/Satellite TV	138.04	214.00	75.96	35.50%	828.24	1,284.00	455.76	35.50%	2,565.00
<b>TOTAL Utilities</b>	<b>2,935.95</b>	<b>3,760.00</b>	<b>824.05</b>	<b>21.92%</b>	<b>20,721.04</b>	<b>22,560.00</b>	<b>1,838.96</b>	<b>8.15%</b>	<b>45,115.00</b>
<b>TOTAL Expense</b>	<b>32,186.97</b>	<b>28,887.00</b>	<b>(3,299.97)</b>	<b>-11.42%</b>	<b>186,874.70</b>	<b>197,086.00</b>	<b>10,211.30</b>	<b>5.18%</b>	<b>384,475.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,684.91)</b>	<b>3,154.00</b>	<b>(4,838.91)</b>	<b>153.42%</b>	<b>4,468.49</b>	<b>(4,845.00)</b>	<b>9,313.49</b>	<b>192.23%</b>	<b>0.00</b>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 1/1/2018 To 1/31/2018 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%	44,345.00	44,345.00	0.00	0.00%	88,685.00
8250 Insurance Claims Received	1,582.05	0.00	1,582.05	0.00%	84,181.66	0.00	84,181.66	0.00%	0.00
8700 Reserve Interest Income	10.13	0.00	10.13	0.00%	66.04	0.00	66.04	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>8,982.18</b>	<b>7,390.00</b>	<b>1,592.18</b>	<b>-21.55%</b>	<b>128,592.70</b>	<b>44,345.00</b>	<b>84,247.70</b>	<b>-189.98%</b>	<b>88,685.00</b>
<b>TOTAL Income</b>	<b>8,982.18</b>	<b>7,390.00</b>	<b>1,592.18</b>	<b>-21.55%</b>	<b>128,592.70</b>	<b>44,345.00</b>	<b>84,247.70</b>	<b>-189.98%</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	10,082.05	7,500.00	(2,582.05)	-34.43%	184,818.94	33,856.00	(150,962.94)	-445.90%	33,856.00
9210 Pool/ Spa	0.00	2,000.00	2,000.00	100.00%	52,861.71	70,009.00	17,147.29	24.49%	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>10,082.05</b>	<b>9,500.00</b>	<b>(582.05)</b>	<b>-6.13%</b>	<b>237,694.65</b>	<b>103,865.00</b>	<b>(133,829.65)</b>	<b>-128.85%</b>	<b>124,550.00</b>
<b>TOTAL Expense</b>	<b>10,082.05</b>	<b>9,500.00</b>	<b>(582.05)</b>	<b>-6.13%</b>	<b>237,694.65</b>	<b>103,865.00</b>	<b>(133,829.65)</b>	<b>-128.85%</b>	<b>124,550.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,099.87)</b>	<b>(2,110.00)</b>	<b>1,010.13</b>	<b>47.87%</b>	<b>(109,101.95)</b>	<b>(59,520.00)</b>	<b>(49,581.95)</b>	<b>-83.30%</b>	<b>(35,865.00)</b>