

# Balance Sheet

Period 02/28/2018

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## Riverwalk Master Association

	Operating	Reserves	Total
<b>Assets</b>			
<b>Cash</b>			
1000 Petty Cash	100.00		100.00
1001 Operating- Alliance Cash	33,810.66		33,810.66
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,112.65		33,112.65
<b>Total Cash</b>	<b>67,114.90</b>		<b>67,114.90</b>
<b>Reserve</b>			
1301 Money Market- Key Bank		251,499.92	251,499.92
<b>Total Reserve</b>		<b>251,499.92</b>	<b>251,499.92</b>
<b>Accounts Receivable</b>			
1400 Accounts Receivable	5,024.85		5,024.85
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<b>Total Accounts Receivable</b>	<b>3,024.96</b>		<b>3,024.96</b>
<b>Fixed Assets</b>			
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)
<b>Total Fixed Assets</b>	<b>997,078.41</b>		<b>997,078.41</b>
<b>Other Assets</b>			
1570 Due From Reserve	77,979.32		77,979.32
1700 Prepaid Expenses	640.00		640.00
1720 Prepaid Insurance	8,365.67		8,365.67
1730 Prepaid Sewer	596.00		596.00
<b>Total Other Assets</b>	<b>87,580.99</b>		<b>87,580.99</b>
<b>Total Assets</b>	<b>1,154,799.26</b>	<b>251,499.92</b>	<b>1,406,299.18</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
2000 Accounts Payable	1,163.18		1,163.18
2170 Damage Deposit	5,425.00		5,425.00
2200 Prepaid Assessments	29,177.66		29,177.66
2501 Employee Insurance Payable	1,310.52		1,310.52
2670 Due to Operating		77,979.32	77,979.32
<b>Total Current Liabilities</b>	<b>37,076.36</b>	<b>77,979.32</b>	<b>115,055.68</b>
<b>Equity</b>			
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	7,698.07	(101,702.50)	(94,004.43)
<b>Total Equity</b>	<b>1,117,722.90</b>	<b>173,520.60</b>	<b>1,291,243.50</b>
<b>Total Liabilities &amp; Equity</b>	<b>1,154,799.26</b>	<b>251,499.92</b>	<b>1,406,299.18</b>

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 2/1/2018 To 2/28/2018 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%	251,160.00	251,160.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(51,735.00)	(51,735.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	125.00	88.00	37.00	-42.05%	1,040.00	616.00	424.00	-68.83%	1,060.00
4020 Legal- Collections	20.00	208.00	(188.00)	90.38%	1,160.85	1,456.00	(295.15)	20.27%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	875.00	(875.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	231.00	(231.00)	100.00%	390.00
4315 Newsletter	295.00	500.00	(205.00)	41.00%	2,695.00	3,500.00	(805.00)	23.00%	6,000.00
4390 Rec Center Rent and Fees	0.00	292.00	(292.00)	100.00%	1,125.00	2,044.00	(919.00)	44.96%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	25.00	2,250.00	(2,225.00)	98.89%	14,624.00	15,750.00	(1,126.00)	7.15%	27,000.00
4700 Operating Interest Income	27.88	13.00	14.88	-114.46%	162.22	91.00	71.22	-78.26%	150.00
4990 Miscellaneous Income	14.00	42.00	(28.00)	66.67%	108.00	294.00	(186.00)	63.27%	500.00
<b>TOTAL Income</b>	<b>28,996.88</b>	<b>32,041.00</b>	<b>(3,044.12)</b>	<b>9.50%</b>	<b>220,340.07</b>	<b>224,282.00</b>	<b>(3,941.93)</b>	<b>1.76%</b>	<b>384,475.00</b>
<b>TOTAL Income</b>	<b>28,996.88</b>	<b>32,041.00</b>	<b>(3,044.12)</b>	<b>9.50%</b>	<b>220,340.07</b>	<b>224,282.00</b>	<b>(3,941.93)</b>	<b>1.76%</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%	9,660.00	9,660.00	0.00	0.00%	16,560.00
5020 Legal- Collections	20.00	208.00	188.00	90.38%	1,165.85	1,456.00	290.15	19.93%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	875.00	875.00	100.00%	1,500.00
5142 Legal- General	0.00	63.00	63.00	100.00%	96.00	441.00	345.00	78.23%	750.00
5170 Audit & Tax Prep	0.00	0.00	0.00	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%	460.90	875.00	414.10	47.33%	1,500.00
5245 Clubhouse Staff	9,994.66	10,825.00	830.34	7.67%	84,300.53	87,375.00	3,074.47	3.52%	141,500.00
5260 Answering Service	130.00	65.00	(65.00)	-100.00%	455.00	455.00	0.00	0.00%	780.00
5315 Payroll Taxes	822.27	800.00	(22.27)	-2.78%	6,930.23	6,750.00	(180.23)	-2.67%	10,750.00
5320 Payroll Fees	275.88	258.00	(17.88)	-6.93%	2,057.09	1,806.00	(251.09)	-13.90%	3,100.00
5325 Insurance- Workman's Comp	491.00	500.00	9.00	1.80%	1,725.00	3,500.00	1,775.00	50.71%	6,000.00
5330 Payroll- Employee Insurance	0.00	0.00	0.00	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	266.00	266.00	100.00%	450.00

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 2/1/2018 To 2/28/2018 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)	700.00	2,200.00	314.29%	1,200.00
5525 Postage, Printing, Copies	299.25	360.00	60.75	16.88%	3,113.21	3,700.00	586.79	15.86%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	2,650.70	2,625.00	(25.70)	-0.98%	4,500.00
5560 Office Supplies	99.32	417.00	317.68	76.18%	1,278.49	2,919.00	1,640.51	56.20%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	56.00	(35.00)	-62.50%	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	66.00	58.00	(8.00)	-13.79%	4,035.95	406.00	(3,629.95)	-894.08%	700.00
<b>TOTAL Administrative</b>	<b>13,969.92</b>	<b>15,705.00</b>	<b>1,735.08</b>	<b>11.05%</b>	<b>122,403.43</b>	<b>127,115.00</b>	<b>4,711.57</b>	<b>3.71%</b>	<b>205,640.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	65.00	65.00	0.00	0.00%	455.00	455.00	0.00	0.00%	780.00
6090 HVAC Maintenance	0.00	292.00	292.00	100.00%	2,120.16	2,044.00	(76.16)	-3.73%	3,500.00
6115 Fire Alarm/ Security System	550.00	426.00	(124.00)	-29.11%	2,815.46	2,982.00	166.54	5.58%	5,115.00
6120 Carpet Cleaning	601.00	292.00	(309.00)	-105.82%	1,693.00	2,044.00	351.00	17.17%	3,500.00
6150 General Building Maintenance	0.00	517.00	517.00	100.00%	3,221.42	3,619.00	397.58	10.99%	6,200.00
<b>TOTAL Buildings</b>	<b>1,216.00</b>	<b>1,592.00</b>	<b>376.00</b>	<b>23.62%</b>	<b>10,305.04</b>	<b>11,144.00</b>	<b>838.96</b>	<b>7.53%</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%	7,098.00	7,098.00	0.00	0.00%	12,168.00
6210 Snow Removal	1,617.91	1,100.00	(517.91)	-47.08%	3,901.56	5,500.00	1,598.44	29.06%	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	581.00	(728.00)	-125.30%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	700.00	700.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	243.75	0.00	(243.75)	0.00%	4,036.28	1,100.00	(2,936.28)	-266.93%	5,500.00
<b>TOTAL Landscaping</b>	<b>2,875.66</b>	<b>2,297.00</b>	<b>(578.66)</b>	<b>-25.19%</b>	<b>16,813.01</b>	<b>15,479.00</b>	<b>(1,334.01)</b>	<b>-8.62%</b>	<b>31,168.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	133.54	600.00	466.46	77.74%	3,407.19	4,200.00	792.81	18.88%	7,200.00
6510 Pool/ Spas- Contract	710.53	1,483.00	772.47	52.09%	7,963.73	10,381.00	2,417.27	23.29%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	581.00	549.50	94.58%	1,000.00

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**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 2/1/2018 To 2/28/2018 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6560 Security	1,150.00	575.00	(575.00)	-100.00%	4,025.00	4,025.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	175.00	167.00	(8.00)	-4.79%	775.76	1,169.00	393.24	33.64%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	15,541.20	16,331.00	789.80	4.84%	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	0.00	292.00	292.00	100.00%	886.73	2,044.00	1,157.27	56.62%	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>4,347.82</b>	<b>5,533.00</b>	<b>1,185.18</b>	<b>21.42%</b>	<b>33,321.96</b>	<b>39,581.00</b>	<b>6,259.04</b>	<b>15.81%</b>	<b>67,250.00</b>
<b><u>Utilities</u></b>									
6703 Gas	762.48	917.00	154.52	16.85%	4,390.20	6,419.00	2,028.80	31.61%	11,000.00
6707 Electric	1,146.95	1,333.00	186.05	13.96%	9,452.51	9,331.00	(121.51)	-1.30%	16,000.00
6710 Water & Sewer	55.99	692.00	636.01	91.91%	4,921.49	4,844.00	(77.49)	-1.60%	8,300.00
6760 Trash	166.02	146.00	(20.02)	-13.71%	950.85	1,022.00	71.15	6.96%	1,750.00
6770 Telephone/ Pager	465.92	458.00	(7.92)	-1.73%	2,775.11	3,206.00	430.89	13.44%	5,500.00
6771 Cable/Internet/Satelite TV	145.54	214.00	68.46	31.99%	973.78	1,498.00	524.22	34.99%	2,565.00
<b>TOTAL Utilities</b>	<b>2,742.90</b>	<b>3,760.00</b>	<b>1,017.10</b>	<b>27.05%</b>	<b>23,463.94</b>	<b>26,320.00</b>	<b>2,856.06</b>	<b>10.85%</b>	<b>45,115.00</b>
<b>TOTAL Expense</b>	<b>25,152.30</b>	<b>28,887.00</b>	<b>3,734.70</b>	<b>12.93%</b>	<b>212,642.00</b>	<b>225,973.00</b>	<b>13,331.00</b>	<b>5.90%</b>	<b>384,475.00</b>
<b>Excess Revenue / Expense</b>	<b>3,844.58</b>	<b>3,154.00</b>	<b>690.58</b>	<b>-21.90%</b>	<b>7,698.07</b>	<b>(1,691.00)</b>	<b>9,389.07</b>	<b>555.24%</b>	<b>0.00</b>

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 2/1/2018 To 2/28/2018 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%	51,735.00	51,735.00	0.00	0.00%	88,685.00
8250 Insurance Claims Received	0.00	0.00	0.00	0.00%	84,181.66	0.00	84,181.66	0.00%	0.00
8700 Reserve Interest Income	9.45	0.00	9.45	0.00%	75.49	0.00	75.49	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>7,399.45</b>	<b>7,390.00</b>	<b>9.45</b>	<b>-0.13%</b>	<b>135,992.15</b>	<b>51,735.00</b>	<b>84,257.15</b>	<b>-162.86%</b>	<b>88,685.00</b>
<b>TOTAL Income</b>	<b>7,399.45</b>	<b>7,390.00</b>	<b>9.45</b>	<b>-0.13%</b>	<b>135,992.15</b>	<b>51,735.00</b>	<b>84,257.15</b>	<b>-162.86%</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%	184,818.94	33,856.00	(150,962.94)	-445.90%	33,856.00
9210 Pool/ Spa	0.00	0.00	0.00	0.00%	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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</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>7,399.45</b>	<b>7,390.00</b>	<b>9.45</b>	<b>-0.13%</b>	<b>(101,702.50)</b>	<b>(52,130.00)</b>	<b>(49,572.50)</b>	<b>-95.09%</b>	<b>(35,865.00)</b>