

Balance Sheet

Period 03/31/2018

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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	45,641.83	45,641.83
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,123.90	33,123.90
<u>Total Cash</u>		<u>78,957.32</u>	<u>78,957.32</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	258,900.72	258,900.72
<u>Total Reserve</u>		<u>258,900.72</u>	<u>258,900.72</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	5,722.85	5,722.85
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>3,722.96</u>	<u>3,722.96</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	1,654.00	1,654.00
1720	Prepaid Insurance	8,365.67	8,365.67
1730	Prepaid Sewer	596.00	596.00
<u>Total Other Assets</u>		<u>88,594.99</u>	<u>88,594.99</u>
<u>Total Assets</u>		<u>1,168,353.68</u>	<u>1,427,254.40</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	2,423.22	2,423.22
2170	Damage Deposit	6,725.00	6,725.00
2200	Prepaid Assessments	30,020.66	30,020.66
2501	Employee Insurance Payable	982.89	982.89
2670	Due to Operating	77,979.32	77,979.32
<u>Total Current Liabilities</u>		<u>40,151.77</u>	<u>118,131.09</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	18,177.08	(76,124.62)
<u>Total Equity</u>		<u>1,128,201.91</u>	<u>1,309,123.31</u>
<u>Total Liabilities & Equity</u>		<u>1,168,353.68</u>	<u>1,427,254.40</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 3/1/2018 To 3/31/2018 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%	287,040.00	287,040.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(59,125.00)	(59,125.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	225.00	88.00	137.00	-155.68%	1,265.00	704.00	561.00	-79.69%	1,060.00
4020 Legal- Collections	530.00	208.00	322.00	-154.81%	1,690.85	1,664.00	26.85	-1.61%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	264.00	(264.00)	100.00%	390.00
4315 Newsletter	837.50	500.00	337.50	-67.50%	3,532.50	4,000.00	(467.50)	11.69%	6,000.00
4390 Rec Center Rent and Fees	500.00	292.00	208.00	-71.23%	1,625.00	2,336.00	(711.00)	30.44%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	5,301.00	2,250.00	3,051.00	-135.60%	19,925.00	18,000.00	1,925.00	-10.69%	27,000.00
4700 Operating Interest Income	30.72	13.00	17.72	-136.31%	192.94	104.00	88.94	-85.52%	150.00
4990 Miscellaneous Income	0.00	42.00	(42.00)	100.00%	108.00	336.00	(228.00)	67.86%	500.00
TOTAL Income	35,914.22	32,041.00	3,873.22	-12.09%	256,254.29	256,323.00	(68.71)	0.03%	384,475.00
TOTAL Income	35,914.22	32,041.00	3,873.22	-12.09%	256,254.29	256,323.00	(68.71)	0.03%	384,475.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	11,040.00	11,040.00	0.00	0.00%	16,560.00
5020 Legal- Collections	530.00	208.00	(322.00)	-154.81%	1,695.85	1,664.00	(31.85)	-1.91%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,000.00	1,000.00	100.00%	1,500.00
5142 Legal- General	0.00	63.00	63.00	100.00%	96.00	504.00	408.00	80.95%	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%	491.90	1,000.00	508.10	50.81%	1,500.00
5245 Clubhouse Staff	9,870.16	10,825.00	954.84	8.82%	94,170.69	98,200.00	4,029.31	4.10%	141,500.00
5260 Answering Service	65.00	65.00	0.00	0.00%	520.00	520.00	0.00	0.00%	780.00
5315 Payroll Taxes	766.21	800.00	33.79	4.22%	7,696.44	7,550.00	(146.44)	-1.94%	10,750.00
5320 Payroll Fees	280.52	258.00	(22.52)	-8.73%	2,337.61	2,064.00	(273.61)	-13.26%	3,100.00
5325 Insurance- Workman's Comp	0.00	500.00	500.00	100.00%	1,725.00	4,000.00	2,275.00	56.88%	6,000.00
5330 Payroll- Employee Insurance	130.55	0.00	(130.55)	0.00%	2,815.61	0.00	(2,815.61)	0.00%	0.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	304.00	304.00	100.00%	450.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 3/1/2018 To 3/31/2018 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)	800.00	2,300.00	287.50%	1,200.00
5525 Postage, Printing, Copies	278.36	360.00	81.64	22.68%	3,391.57	4,060.00	668.43	16.46%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	3,011.24	3,000.00	(11.24)	-0.37%	4,500.00
5560 Office Supplies	35.58	417.00	381.42	91.47%	1,314.07	3,336.00	2,021.93	60.61%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	64.00	(27.00)	-42.19%	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	130.00	58.00	(72.00)	-124.14%	4,165.95	464.00	(3,701.95)	-797.83%	700.00
TOTAL Administrative	13,857.92	15,705.00	1,847.08	11.76%	136,261.35	142,820.00	6,558.65	4.59%	205,640.00
<u>Buildings</u>									
6040 Exterminating	65.00	65.00	0.00	0.00%	520.00	520.00	0.00	0.00%	780.00
6090 HVAC Maintenance	0.00	292.00	292.00	100.00%	2,120.16	2,336.00	215.84	9.24%	3,500.00
6115 Fire Alarm/ Security System	0.00	426.00	426.00	100.00%	2,815.46	3,408.00	592.54	17.39%	5,115.00
6120 Carpet Cleaning	165.00	292.00	127.00	43.49%	1,858.00	2,336.00	478.00	20.46%	3,500.00
6150 General Building Maintenance	581.20	517.00	(64.20)	-12.42%	3,802.62	4,136.00	333.38	8.06%	6,200.00
TOTAL Buildings	811.20	1,592.00	780.80	49.05%	11,116.24	12,736.00	1,619.76	12.72%	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%	8,112.00	8,112.00	0.00	0.00%	12,168.00
6210 Snow Removal	371.22	1,100.00	728.78	66.25%	4,272.78	6,600.00	2,327.22	35.26%	8,800.00
6220 Sprinkler Repairs	420.78	0.00	(420.78)	0.00%	888.95	500.00	(388.95)	-77.79%	2,500.00
6230 Streets	0.00	83.00	83.00	100.00%	1,309.00	664.00	(645.00)	-97.14%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	800.00	800.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	325.00	0.00	(325.00)	0.00%	4,361.28	1,100.00	(3,261.28)	-296.48%	5,500.00
TOTAL Landscaping	2,131.00	2,297.00	166.00	7.23%	18,944.01	17,776.00	(1,168.01)	-6.57%	31,168.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	1,794.06	600.00	(1,194.06)	-199.01%	5,201.25	4,800.00	(401.25)	-8.36%	7,200.00
6510 Pool/ Spas- Contract	825.00	1,483.00	658.00	44.37%	8,788.73	11,864.00	3,075.27	25.92%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	664.00	632.50	95.26%	1,000.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 3/1/2018 To 3/31/2018 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%	4,600.00	4,600.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	328.50	167.00	(161.50)	-96.71%	1,104.26	1,336.00	231.74	17.35%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	17,719.95	18,664.00	944.05	5.06%	28,000.00
6610 Telephone	465.59	0.00	(465.59)	0.00%	1,087.24	0.00	(1,087.24)	0.00%	0.00
6630 Supplies- Cleaning & Paper Products	267.69	292.00	24.31	8.33%	1,154.42	2,336.00	1,181.58	50.58%	3,500.00
6643 Holiday Decorations	0.00	0.00	0.00	0.00%	69.20	850.00	780.80	91.86%	850.00
TOTAL Recreation	6,434.59	5,533.00	(901.59)	-16.29%	39,756.55	45,114.00	5,357.45	11.88%	67,250.00
Utilities									
6703 Gas	790.10	917.00	126.90	13.84%	5,180.30	7,336.00	2,155.70	29.39%	11,000.00
6707 Electric	1,028.91	1,333.00	304.09	22.81%	10,481.42	10,664.00	182.58	1.71%	16,000.00
6710 Water & Sewer	70.67	692.00	621.33	89.79%	4,992.16	5,536.00	543.84	9.82%	8,300.00
6760 Trash	165.28	146.00	(19.28)	-13.21%	1,116.13	1,168.00	51.87	4.44%	1,750.00
6770 Telephone/ Pager	0.00	458.00	458.00	100.00%	2,775.11	3,664.00	888.89	24.26%	5,500.00
6771 Cable/Internet/Satellite TV	145.54	214.00	68.46	31.99%	1,119.32	1,712.00	592.68	34.62%	2,565.00
TOTAL Utilities	2,200.50	3,760.00	1,559.50	41.48%	25,664.44	30,080.00	4,415.56	14.68%	45,115.00
TOTAL Expense	25,435.21	28,887.00	3,451.79	11.95%	238,077.21	254,860.00	16,782.79	6.59%	384,475.00
Excess Revenue / Expense	10,479.01	3,154.00	7,325.01	-232.25%	18,177.08	1,463.00	16,714.08	0.00%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 3/1/2018 To 3/31/2018 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%	59,125.00	59,125.00	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	10.80	0.00	10.80	0.00%	86.29	0.00	86.29	0.00%	0.00
TOTAL Reserve Income	7,400.80	7,390.00	10.80	-0.15%	143,392.95	59,125.00	84,267.95	-142.53%	88,685.00
TOTAL Income	7,400.80	7,390.00	10.80	-0.15%	143,392.95	59,125.00	84,267.95	-142.53%	88,685.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	0.00	16,485.00	16,485.00	100.00%	0.00	16,485.00	16,485.00	100.00%	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
TOTAL Reserve Expenses	0.00	16,485.00	16,485.00	100.00%	237,694.65	120,350.00	(117,344.65)	-97.50%	124,550.00
TOTAL Expense	0.00	16,485.00	16,485.00	100.00%	237,694.65	120,350.00	(117,344.65)	-97.50%	124,550.00
Excess Revenue / Expense	7,400.80	(9,095.00)	16,495.80	181.37%	(94,301.70)	(61,225.00)	(33,076.70)	-54.02%	(35,865.00)