

Balance Sheet

Period 04/30/2018

1

Riverwalk Master Association

	Operating	Reserves	Total
Assets			
<u>Cash</u>			
1000 Petty Cash	100.00		100.00
1001 Operating- Alliance Cash	51,883.07		51,883.07
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,139.87		33,139.87
<u>Total Cash</u>	<u>85,214.53</u>		<u>85,214.53</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		266,301.50	266,301.50
<u>Total Reserve</u>		<u>266,301.50</u>	<u>266,301.50</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	6,336.70		6,336.70
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>4,336.81</u>		<u>4,336.81</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>1,175,224.74</u>	<u>266,301.50</u>	<u>1,441,526.24</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	3,731.85		3,731.85
2170 Damage Deposit	5,725.00		5,725.00
2200 Prepaid Assessments	31,310.16		31,310.16
2501 Employee Insurance Payable	327.63		327.63
2670 Due to Operating		77,979.32	77,979.32
<u>Total Current Liabilities</u>	<u>41,094.64</u>	<u>77,979.32</u>	<u>119,073.96</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	24,105.27	(86,900.92)	(62,795.65)
<u>Total Equity</u>	<u>1,134,130.10</u>	<u>188,322.18</u>	<u>1,322,452.28</u>
<u>Total Liabilities & Equity</u>	<u>1,175,224.74</u>	<u>266,301.50</u>	<u>1,441,526.24</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 4/1/2018 To 4/30/2018 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%	322,920.00	322,920.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(66,515.00)	(66,515.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	150.00	88.00	62.00	-70.45%	1,415.00	792.00	623.00	-78.66%	1,060.00
4020 Legal- Collections	488.85	208.00	280.85	-135.02%	2,179.70	1,872.00	307.70	-16.44%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,125.00	(1,125.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	297.00	(297.00)	100.00%	390.00
4315 Newsletter	807.50	500.00	307.50	-61.50%	4,340.00	4,500.00	(160.00)	3.56%	6,000.00
4390 Rec Center Rent and Fees	325.00	292.00	33.00	-11.30%	1,950.00	2,628.00	(678.00)	25.80%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	2,300.00	2,250.00	50.00	-2.22%	22,225.00	20,250.00	1,975.00	-9.75%	27,000.00
4700 Operating Interest Income	35.40	13.00	22.40	-172.31%	228.34	117.00	111.34	-95.16%	150.00
4990 Miscellaneous Income	35.00	42.00	(7.00)	16.67%	143.00	378.00	(235.00)	62.17%	500.00
TOTAL Income	32,631.75	32,041.00	590.75	-1.84%	288,886.04	288,364.00	522.04	-0.18%	384,475.00
TOTAL Income	32,631.75	32,041.00	590.75	-1.84%	288,886.04	288,364.00	522.04	-0.18%	384,475.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	12,420.00	12,420.00	0.00	0.00%	16,560.00
5020 Legal- Collections	488.85	208.00	(280.85)	-135.02%	2,184.70	1,872.00	(312.70)	-16.70%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,125.00	1,125.00	100.00%	1,500.00
5142 Legal- General	0.00	63.00	63.00	100.00%	96.00	567.00	471.00	83.07%	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%	522.90	1,125.00	602.10	53.52%	1,500.00
5245 Clubhouse Staff	10,495.66	10,825.00	329.34	3.04%	104,666.35	109,025.00	4,358.65	4.00%	141,500.00
5260 Answering Service	65.00	65.00	0.00	0.00%	585.00	585.00	0.00	0.00%	780.00
5315 Payroll Taxes	795.85	800.00	4.15	0.52%	8,492.29	8,350.00	(142.29)	-1.70%	10,750.00
5320 Payroll Fees	291.52	258.00	(33.52)	-12.99%	2,629.13	2,322.00	(307.13)	-13.23%	3,100.00
5325 Insurance- Workman's Comp	(35.00)	500.00	535.00	107.00%	1,690.00	4,500.00	2,810.00	62.44%	6,000.00
5330 Payroll- Employee Insurance	458.18	0.00	(458.18)	0.00%	3,273.79	0.00	(3,273.79)	0.00%	0.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	342.00	342.00	100.00%	450.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 4/1/2018 To 4/30/2018 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)	900.00	2,400.00	266.67%	1,200.00
5525 Postage, Printing, Copies	267.68	360.00	92.32	25.64%	3,659.25	4,420.00	760.75	17.21%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	3,371.78	3,375.00	3.22	0.10%	4,500.00
5560 Office Supplies	184.62	417.00	232.38	55.73%	1,498.69	3,753.00	2,254.31	60.07%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	72.00	(19.00)	-26.39%	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	135.00	58.00	(77.00)	-132.76%	4,300.95	522.00	(3,778.95)	-723.94%	700.00
TOTAL Administrative	14,918.90	15,705.00	786.10	5.01%	151,180.25	158,525.00	7,344.75	4.63%	205,640.00
<u>Buildings</u>									
6040 Exterminating	65.00	65.00	0.00	0.00%	585.00	585.00	0.00	0.00%	780.00
6090 HVAC Maintenance	0.00	292.00	292.00	100.00%	2,120.16	2,628.00	507.84	19.32%	3,500.00
6115 Fire Alarm/ Security System	1,171.73	426.00	(745.73)	-175.05%	3,987.19	3,834.00	(153.19)	-4.00%	5,115.00
6120 Carpet Cleaning	533.00	292.00	(241.00)	-82.53%	2,391.00	2,628.00	237.00	9.02%	3,500.00
6150 General Building Maintenance	233.66	517.00	283.34	54.80%	4,036.28	4,653.00	616.72	13.25%	6,200.00
TOTAL Buildings	2,003.39	1,592.00	(411.39)	-25.84%	13,119.63	14,328.00	1,208.37	8.43%	19,095.00
<u>Insurance</u>									
5000 Insurance- Master	958.18	7,000.00	6,041.82	86.31%	7,292.80	13,334.00	6,041.20	45.31%	16,207.00
TOTAL Insurance	958.18	7,000.00	6,041.82	86.31%	7,292.80	13,334.00	6,041.20	45.31%	16,207.00
<u>Landscaping</u>									
6200 Landscape Contract	1,014.00	1,014.00	0.00	0.00%	9,126.00	9,126.00	0.00	0.00%	12,168.00
6210 Snow Removal	0.00	1,100.00	1,100.00	100.00%	4,272.78	7,700.00	3,427.22	44.51%	8,800.00
6220 Sprinkler Repairs	191.84	500.00	308.16	61.63%	1,080.79	1,000.00	(80.79)	-8.08%	2,500.00
6230 Streets	35.15	83.00	47.85	57.65%	1,344.15	747.00	(597.15)	-79.94%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	900.00	900.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	1,036.36	1,100.00	63.64	5.79%	5,397.64	2,200.00	(3,197.64)	-145.35%	5,500.00
TOTAL Landscaping	2,277.35	3,897.00	1,619.65	41.56%	21,221.36	21,673.00	451.64	2.08%	31,168.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	106.32	600.00	493.68	82.28%	5,307.57	5,400.00	92.43	1.71%	7,200.00
6510 Pool/ Spas- Contract	804.80	1,483.00	678.20	45.73%	9,593.53	13,347.00	3,753.47	28.12%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	747.00	715.50	95.78%	1,000.00

5/8/2018 1:29:13 PM

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 4/1/2018 To 4/30/2018 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%	5,175.00	5,175.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	175.00	167.00	(8.00)	-4.79%	1,279.26	1,503.00	223.74	14.89%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	19,898.70	20,997.00	1,098.30	5.23%	28,000.00
6610 Telephone	0.00	0.00	0.00	0.00%	1,087.24	0.00	(1,087.24)	0.00%	0.00
6630 Supplies- Cleaning & Paper Products	0.00	292.00	292.00	100.00%	1,154.42	2,628.00	1,473.58	56.07%	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	3,839.87	5,533.00	1,693.13	30.60%	43,596.42	50,647.00	7,050.58	13.92%	67,250.00
Utilities									
6703 Gas	527.52	917.00	389.48	42.47%	5,707.82	8,253.00	2,545.18	30.84%	11,000.00
6707 Electric	1,163.18	1,333.00	169.82	12.74%	11,644.60	11,997.00	352.40	2.94%	16,000.00
6710 Water & Sewer	240.00	692.00	452.00	65.32%	5,232.16	6,228.00	995.84	15.99%	8,300.00
6760 Trash	165.35	146.00	(19.35)	-13.25%	1,281.48	1,314.00	32.52	2.47%	1,750.00
6770 Telephone/ Pager	464.28	458.00	(6.28)	-1.37%	3,239.39	4,122.00	882.61	21.41%	5,500.00
6771 Cable/Internet/Satellite TV	145.54	214.00	68.46	31.99%	1,264.86	1,926.00	661.14	34.33%	2,565.00
TOTAL Utilities	2,705.87	3,760.00	1,054.13	28.04%	28,370.31	33,840.00	5,469.69	16.16%	45,115.00
TOTAL Expense	26,703.56	37,487.00	10,783.44	28.77%	264,780.77	292,347.00	27,566.23	9.43%	384,475.00
Excess Revenue / Expense	5,928.19	(5,446.00)	11,374.19	208.85%	24,105.27	(3,983.00)	28,088.27	705.20%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 4/1/2018 To 4/30/2018 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%	66,515.00	66,515.00	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	10.78	0.00	10.78	0.00%	97.07	0.00	97.07	0.00%	0.00
TOTAL Reserve Income	7,400.78	7,390.00	10.78	-0.15%	150,793.73	66,515.00	84,278.73	-126.71%	88,685.00
TOTAL Income	7,400.78	7,390.00	10.78	-0.15%	150,793.73	66,515.00	84,278.73	-126.71%	88,685.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	0.00	0.00	0.00	0.00%	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	0.00	0.00	0.00%	237,694.65	120,350.00	(117,344.65)	-97.50%	124,550.00
TOTAL Expense	0.00	0.00	0.00	0.00%	237,694.65	120,350.00	(117,344.65)	-97.50%	124,550.00
Excess Revenue / Expense	7,400.78	7,390.00	10.78	-0.15%	(86,900.92)	(53,835.00)	(33,065.92)	-61.42%	(35,865.00)