

Balance Sheet

Period 05/31/2018

Riverwalk Master Association

	Operating	Reserves	Total
Assets			
<u>Cash</u>			
1000 Petty Cash	100.00		100.00
1001 Operating- Alliance Cash	49,994.73		49,994.73
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,156.76		33,156.76
<u>Total Cash</u>	<u>83,343.08</u>		<u>83,343.08</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		273,702.95	273,702.95
<u>Total Reserve</u>		<u>273,702.95</u>	<u>273,702.95</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	6,482.55		6,482.55
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>4,482.66</u>		<u>4,482.66</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	82,729.32		82,729.32
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>93,344.99</u>		<u>93,344.99</u>
<u>Total Assets</u>	<u>1,178,249.14</u>	<u>273,702.95</u>	<u>1,451,952.09</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	8,021.36		8,021.36
2170 Damage Deposit	4,925.00		4,925.00
2200 Prepaid Assessments	30,395.66		30,395.66
2501 Employee Insurance Payable	982.89		982.89
2670 Due to Operating		82,729.32	82,729.32
<u>Total Current Liabilities</u>	<u>44,324.91</u>	<u>82,729.32</u>	<u>127,054.23</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	23,899.40	(84,249.47)	(60,350.07)
<u>Total Equity</u>	<u>1,133,924.23</u>	<u>190,973.63</u>	<u>1,324,897.86</u>
<u>Total Liabilities & Equity</u>	<u>1,178,249.14</u>	<u>273,702.95</u>	<u>1,451,952.09</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 5/1/2018 To 5/31/2018 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%	358,800.00	358,800.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(73,905.00)	(73,905.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	150.00	88.00	62.00	-70.45%	1,565.00	880.00	685.00	-77.84%	1,060.00
4020 Legal- Collections	138.85	208.00	(69.15)	33.25%	2,318.55	2,080.00	238.55	-11.47%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	330.00	(330.00)	100.00%	390.00
4315 Newsletter	487.50	500.00	(12.50)	2.50%	4,827.50	5,000.00	(172.50)	3.45%	6,000.00
4390 Rec Center Rent and Fees	150.00	292.00	(142.00)	48.63%	2,100.00	2,920.00	(820.00)	28.08%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	6,700.00	2,250.00	4,450.00	-197.78%	28,925.00	22,500.00	6,425.00	-28.56%	27,000.00
4700 Operating Interest Income	37.51	13.00	24.51	-188.54%	265.85	130.00	135.85	-104.50%	150.00
4990 Miscellaneous Income	461.00	42.00	419.00	-997.62%	604.00	420.00	184.00	-43.81%	500.00
TOTAL Income	36,614.86	32,041.00	4,573.86	-14.28%	325,500.90	320,405.00	5,095.90	-1.59%	384,475.00
TOTAL Income	36,614.86	32,041.00	4,573.86	-14.28%	325,500.90	320,405.00	5,095.90	-1.59%	384,475.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	13,800.00	13,800.00	0.00	0.00%	16,560.00
5020 Legal- Collections	138.85	208.00	69.15	33.25%	2,323.55	2,080.00	(243.55)	-11.71%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,250.00	1,250.00	100.00%	1,500.00
5142 Legal- General	0.00	63.00	63.00	100.00%	96.00	630.00	534.00	84.76%	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	32.00	125.00	93.00	74.40%	554.90	1,250.00	695.10	55.61%	1,500.00
5245 Clubhouse Staff	10,770.16	10,825.00	54.84	0.51%	115,436.51	119,850.00	4,413.49	3.68%	141,500.00
5260 Answering Service	65.00	65.00	0.00	0.00%	650.00	650.00	0.00	0.00%	780.00
5315 Payroll Taxes	796.88	800.00	3.12	0.39%	9,289.17	9,150.00	(139.17)	-1.52%	10,750.00
5320 Payroll Fees	292.12	258.00	(34.12)	-13.22%	2,921.25	2,580.00	(341.25)	-13.23%	3,100.00
5325 Insurance- Workman's Comp	0.00	500.00	500.00	100.00%	1,690.00	5,000.00	3,310.00	66.20%	6,000.00
5330 Payroll- Employee Insurance	0.00	0.00	0.00	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	380.00	380.00	100.00%	450.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 5/1/2018 To 5/31/2018 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)	1,000.00	2,500.00	250.00%	1,200.00
5525 Postage, Printing, Copies	240.92	360.00	119.08	33.08%	3,900.17	4,780.00	879.83	18.41%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	3,732.32	3,750.00	17.68	0.47%	4,500.00
5560 Office Supplies	175.26	417.00	241.74	57.97%	1,673.95	4,170.00	2,496.05	59.86%	5,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	91.00	80.00	(11.00)	-13.75%	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	90.00	58.00	(32.00)	-55.17%	4,390.95	580.00	(3,810.95)	-657.06%	700.00
TOTAL Administrative	14,341.73	15,705.00	1,363.27	8.68%	165,521.98	174,230.00	8,708.02	5.00%	205,640.00
<u>Buildings</u>									
6040 Exterminating	65.00	65.00	0.00	0.00%	650.00	650.00	0.00	0.00%	780.00
6090 HVAC Maintenance	869.33	292.00	(577.33)	-197.72%	2,989.49	2,920.00	(69.49)	-2.38%	3,500.00
6115 Fire Alarm/ Security System	0.00	426.00	426.00	100.00%	3,987.19	4,260.00	272.81	6.40%	5,115.00
6120 Carpet Cleaning	1,345.00	292.00	(1,053.00)	-360.62%	3,736.00	2,920.00	(816.00)	-27.95%	3,500.00
6150 General Building Maintenance	677.95	517.00	(160.95)	-31.13%	4,714.23	5,170.00	455.77	8.82%	6,200.00
TOTAL Buildings	2,957.28	1,592.00	(1,365.28)	-85.76%	16,076.91	15,920.00	(156.91)	-0.99%	19,095.00
<u>Insurance</u>									
5000 Insurance- Master	7,137.06	959.00	(6,178.06)	-644.22%	14,429.86	14,293.00	(136.86)	-0.96%	16,207.00
TOTAL Insurance	7,137.06	959.00	(6,178.06)	-644.22%	14,429.86	14,293.00	(136.86)	-0.96%	16,207.00
<u>Landscaping</u>									
6200 Landscape Contract	1,014.00	1,014.00	0.00	0.00%	10,140.00	10,140.00	0.00	0.00%	12,168.00
6210 Snow Removal	0.00	1,100.00	1,100.00	100.00%	4,272.78	8,800.00	4,527.22	51.45%	8,800.00
6220 Sprinkler Repairs	0.00	500.00	500.00	100.00%	1,080.79	1,500.00	419.21	27.95%	2,500.00
6230 Streets	0.00	83.00	83.00	100.00%	1,344.15	830.00	(514.15)	-61.95%	1,000.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	0.00	1,000.00	1,000.00	100.00%	1,200.00
6357 Planting/ Foundation Beds	0.00	1,100.00	1,100.00	100.00%	5,397.64	3,300.00	(2,097.64)	-63.56%	5,500.00
TOTAL Landscaping	1,014.00	3,897.00	2,883.00	73.98%	22,235.36	25,570.00	3,334.64	13.04%	31,168.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	1,551.05	600.00	(951.05)	-158.51%	6,858.62	6,000.00	(858.62)	-14.31%	7,200.00
6510 Pool/ Spas- Contract	2,453.49	1,483.00	(970.49)	-65.44%	12,047.02	14,830.00	2,782.98	18.77%	17,800.00
6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	31.50	830.00	798.50	96.20%	1,000.00

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Riverwalk Master Association Statement of Revenues and Expenses

Period 5/1/2018 To 5/31/2018 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%	5,750.00	5,750.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	772.75	167.00	(605.75)	-362.72%	2,052.01	1,670.00	(382.01)	-22.87%	2,000.00
6580 Janitorial/ Housekeeping	2,178.75	2,333.00	154.25	6.61%	22,077.45	23,330.00	1,252.55	5.37%	28,000.00
6630 Supplies- Cleaning & Paper Products	343.45	292.00	(51.45)	-17.62%	1,497.87	2,920.00	1,422.13	48.70%	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	7,874.49	5,533.00	(2,341.49)	-42.32%	50,383.67	56,180.00	5,796.33	10.32%	67,250.00
<u>Utilities</u>									
6703 Gas	427.03	917.00	489.97	53.43%	6,134.85	9,170.00	3,035.15	33.10%	11,000.00
6707 Electric	1,135.04	1,333.00	197.96	14.85%	12,779.64	13,330.00	550.36	4.13%	16,000.00
6710 Water & Sewer	1,156.00	692.00	(464.00)	-67.05%	6,388.16	6,920.00	531.84	7.69%	8,300.00
6760 Trash	166.57	146.00	(20.57)	-14.09%	1,608.32	1,460.00	(148.32)	-10.16%	1,750.00
6770 Telephone/ Pager	465.99	458.00	(7.99)	-1.74%	4,632.35	4,580.00	(52.35)	-1.14%	5,500.00
6771 Cable/Internet/Satellite TV	145.54	214.00	68.46	31.99%	1,410.40	2,140.00	729.60	34.09%	2,565.00
TOTAL Utilities	3,496.17	3,760.00	263.83	7.02%	32,953.72	37,600.00	4,646.28	12.36%	45,115.00
TOTAL Expense	36,820.73	31,446.00	(5,374.73)	-17.09%	301,601.50	323,793.00	22,191.50	6.85%	384,475.00
Excess Revenue / Expense	(205.87)	595.00	(800.87)	134.60%	23,899.40	(3,388.00)	27,287.40	805.41%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses

Period 5/1/2018 To 5/31/2018 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%	73,905.00	73,905.00	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	11.45	0.00	11.45	0.00%	108.52	0.00	108.52	0.00%	0.00
TOTAL Reserve Income	7,401.45	7,390.00	11.45	-0.15%	158,195.18	73,905.00	84,290.18	-114.05%	88,685.00
TOTAL Income	7,401.45	7,390.00	11.45	-0.15%	158,195.18	73,905.00	84,290.18	-114.05%	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	4,750.00	0.00	(4,750.00)	0.00%	189,568.94	33,856.00	(155,712.94)	-459.93%	33,856.00
9210 Pool/ Spa	0.00	4,200.00	4,200.00	100.00%	52,861.71	74,209.00	21,347.29	28.77%	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	4,750.00	4,200.00	(550.00)	-13.10%	242,444.65	124,550.00	(117,894.65)	-94.66%	124,550.00
TOTAL Expense	4,750.00	4,200.00	(550.00)	-13.10%	242,444.65	124,550.00	(117,894.65)	-94.66%	124,550.00
Excess Revenue / Expense	2,651.45	3,190.00	(538.55)	16.88%	(84,249.47)	(50,645.00)	(33,604.47)	-66.35%	(35,865.00)