

# Balance Sheet

Period 07/31/2018

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## Riverwalk Master Association

	Operating	Reserves	Total
<b>Assets</b>			
<u>Cash</u>			
1000 Petty Cash	100.00		100.00
1001 Operating- Alliance Cash	59,582.41		59,582.41
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,190.01		33,190.01
<u>Total Cash</u>	<u>92,964.01</u>		<u>92,964.01</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		265,567.74	265,567.74
<u>Total Reserve</u>		<u>265,567.74</u>	<u>265,567.74</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	6,799.55		6,799.55
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>4,799.66</u>		<u>4,799.66</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	66,239.32		66,239.32
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>76,854.99</u>		<u>76,854.99</u>
<u>Total Assets</u>	<u>1,171,697.07</u>	<u>265,567.74</u>	<u>1,437,264.81</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 Accounts Payable	9,215.32		9,215.32
2100 Deferred Income	525.00		525.00
2170 Damage Deposit	3,225.00		3,225.00
2200 Prepaid Assessments	31,135.66		31,135.66
2501 Employee Insurance Payable	327.63		327.63
2670 Due to Operating		66,239.32	66,239.32
<u>Total Current Liabilities</u>	<u>44,428.61</u>	<u>66,239.32</u>	<u>110,667.93</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	17,243.63	(75,894.68)	(58,651.05)
<u>Total Equity</u>	<u>1,127,268.46</u>	<u>199,328.42</u>	<u>1,326,596.88</u>
<u>Total Liabilities &amp; Equity</u>	<u>1,171,697.07</u>	<u>265,567.74</u>	<u>1,437,264.81</u>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 7/1/2018 To 7/31/2018 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%	430,560.00	430,560.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,390.00)	(7,390.00)	0.00	0.00%	(88,685.00)	(88,685.00)	0.00	0.00%	(88,685.00)
4015 Late Fees	185.00	92.00	93.00	-101.09%	1,850.00	1,060.00	790.00	-74.53%	1,060.00
4020 Legal- Collections	(10.00)	212.00	(222.00)	104.72%	2,478.55	2,500.00	(21.45)	0.86%	2,500.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,500.00	(1,500.00)	100.00%	1,500.00
4115 Superlien Income	0.00	27.00	(27.00)	100.00%	0.00	390.00	(390.00)	100.00%	390.00
4315 Newsletter	452.00	500.00	(48.00)	9.60%	5,860.00	6,000.00	(140.00)	2.33%	6,000.00
4390 Rec Center Rent and Fees	150.00	288.00	(138.00)	47.92%	2,750.00	3,500.00	(750.00)	21.43%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	200.00	2,250.00	(2,050.00)	91.11%	29,325.00	27,000.00	2,325.00	-8.61%	27,000.00
4700 Operating Interest Income	29.52	7.00	22.52	-321.71%	331.32	150.00	181.32	-120.88%	150.00
4990 Miscellaneous Income	35.00	38.00	(3.00)	7.89%	649.00	500.00	149.00	-29.80%	500.00
<b>TOTAL Income</b>	<b>29,531.52</b>	<b>32,029.00</b>	<b>(2,497.48)</b>	<b>7.80%</b>	<b>385,118.87</b>	<b>384,475.00</b>	<b>643.87</b>	<b>-0.17%</b>	<b>384,475.00</b>
<b>TOTAL Income</b>	<b>29,531.52</b>	<b>32,029.00</b>	<b>(2,497.48)</b>	<b>7.80%</b>	<b>385,118.87</b>	<b>384,475.00</b>	<b>643.87</b>	<b>-0.17%</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%	16,560.00	16,560.00	0.00	0.00%	16,560.00
5020 Legal- Collections	145.00	212.00	67.00	31.60%	2,638.55	2,500.00	(138.55)	-5.54%	2,500.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
5142 Legal- General	0.00	57.00	57.00	100.00%	96.00	750.00	654.00	87.20%	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	181.60	125.00	(56.60)	-45.28%	768.50	1,500.00	731.50	48.77%	1,500.00
5245 Clubhouse Staff	10,594.66	10,825.00	230.34	2.13%	136,868.83	141,500.00	4,631.17	3.27%	141,500.00
5260 Answering Service	65.00	65.00	0.00	0.00%	780.00	780.00	0.00	0.00%	780.00
5315 Payroll Taxes	783.95	800.00	16.05	2.01%	10,880.24	10,750.00	(130.24)	-1.21%	10,750.00
5320 Payroll Fees	319.10	262.00	(57.10)	-21.79%	3,542.21	3,100.00	(442.21)	-14.26%	3,100.00
5325 Insurance- Workman's Comp	511.00	500.00	(11.00)	-2.20%	2,250.00	6,000.00	3,750.00	62.50%	6,000.00
5330 Payroll- Employee Insurance	261.10	0.00	(261.10)	0.00%	4,648.33	0.00	(4,648.33)	0.00%	0.00
5385 Taxes and Licenses	0.00	32.00	32.00	100.00%	0.00	450.00	450.00	100.00%	450.00

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 7/1/2018 To 7/31/2018 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)	1,200.00	2,700.00	225.00%	1,200.00
5525 Postage, Printing, Copies	1,212.04	360.00	(852.04)	-236.68%	5,391.20	5,500.00	108.80	1.98%	5,500.00
5550 Office Equipment- Lease	360.54	375.00	14.46	3.86%	4,453.40	4,500.00	46.60	1.04%	4,500.00
5560 Office Supplies	86.00	413.00	327.00	79.18%	1,889.55	5,000.00	3,110.45	62.21%	5,000.00
5600 Advertising	0.00	12.00	12.00	100.00%	91.00	100.00	9.00	9.00%	100.00
5630 Meeting/ Minutes	6.48	0.00	(6.48)	0.00%	404.90	500.00	95.10	19.02%	500.00
5900 Miscellaneous	50.00	62.00	12.00	19.35%	4,530.95	700.00	(3,830.95)	-547.28%	700.00
<b>TOTAL Administrative</b>	<b>15,956.47</b>	<b>15,705.00</b>	<b>(251.47)</b>	<b>-1.60%</b>	<b>197,093.66</b>	<b>205,640.00</b>	<b>8,546.34</b>	<b>4.16%</b>	<b>205,640.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	70.00	65.00	(5.00)	-7.69%	790.00	780.00	(10.00)	-1.28%	780.00
6090 HVAC Maintenance	0.00	288.00	288.00	100.00%	2,989.49	3,500.00	510.51	14.59%	3,500.00
6115 Fire Alarm/ Security System	1,910.15	429.00	(1,481.15)	-345.26%	5,897.34	5,115.00	(782.34)	-15.30%	5,115.00
6120 Carpet Cleaning	285.00	288.00	3.00	1.04%	4,611.00	3,500.00	(1,111.00)	-31.74%	3,500.00
6150 General Building Maintenance	595.98	513.00	(82.98)	-16.18%	6,223.70	6,200.00	(23.70)	-0.38%	6,200.00
<b>TOTAL Buildings</b>	<b>2,861.13</b>	<b>1,583.00</b>	<b>(1,278.13)</b>	<b>-80.74%</b>	<b>20,511.53</b>	<b>19,095.00</b>	<b>(1,416.53)</b>	<b>-7.42%</b>	<b>19,095.00</b>
<b><u>Insurance</u></b>									
5000 Insurance- Master	1,005.36	957.00	(48.36)	-5.05%	16,440.58	16,207.00	(233.58)	-1.44%	16,207.00
<b>TOTAL Insurance</b>	<b>1,005.36</b>	<b>957.00</b>	<b>(48.36)</b>	<b>-5.05%</b>	<b>16,440.58</b>	<b>16,207.00</b>	<b>(233.58)</b>	<b>-1.44%</b>	<b>16,207.00</b>
<b><u>Landscaping</u></b>									
6200 Landscape Contract	1,014.00	1,014.00	0.00	0.00%	12,168.00	12,168.00	0.00	0.00%	12,168.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	4,272.78	8,800.00	4,527.22	51.45%	8,800.00
6220 Sprinkler Repairs	176.81	500.00	323.19	64.64%	1,597.85	2,500.00	902.15	36.09%	2,500.00
6230 Streets	0.00	87.00	87.00	100.00%	1,344.15	1,000.00	(344.15)	-34.42%	1,000.00
6260 Common Area Lights	368.30	100.00	(268.30)	-268.30%	668.30	1,200.00	531.70	44.31%	1,200.00
6357 Planting/ Foundation Beds	5,722.35	1,100.00	(4,622.35)	-420.21%	12,551.06	5,500.00	(7,051.06)	-128.20%	5,500.00
<b>TOTAL Landscaping</b>	<b>7,281.46</b>	<b>2,801.00</b>	<b>(4,480.46)</b>	<b>-159.96%</b>	<b>32,602.14</b>	<b>31,168.00</b>	<b>(1,434.14)</b>	<b>-4.60%</b>	<b>31,168.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	533.09	600.00	66.91	11.15%	7,570.66	7,200.00	(370.66)	-5.15%	7,200.00
6510 Pool/ Spas- Contract	1,152.10	1,487.00	334.90	22.52%	14,573.02	17,800.00	3,226.98	18.13%	17,800.00
6515 Suana/ Steam/ Locker Rooms	636.95	87.00	(549.95)	-632.13%	850.03	1,000.00	149.97	15.00%	1,000.00

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# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 7/1/2018 To 7/31/2018 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%	6,900.00	6,900.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	0.00	163.00	163.00	100.00%	2,052.01	2,000.00	(52.01)	-2.60%	2,000.00
6580 Janitorial/ Housekeeping	2,397.00	2,337.00	(60.00)	-2.57%	26,653.20	28,000.00	1,346.80	4.81%	28,000.00
6630 Supplies- Cleaning & Paper Products	369.27	288.00	(81.27)	-28.22%	1,867.14	3,500.00	1,632.86	46.65%	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>5,663.41</b>	<b>5,537.00</b>	<b>(126.41)</b>	<b>-2.28%</b>	<b>60,535.26</b>	<b>67,250.00</b>	<b>6,714.74</b>	<b>9.98%</b>	<b>67,250.00</b>
<b><u>Utilities</u></b>									
6703 Gas	594.40	913.00	318.60	34.90%	7,271.89	11,000.00	3,728.11	33.89%	11,000.00
6707 Electric	1,441.24	1,337.00	(104.24)	-7.80%	15,646.90	16,000.00	353.10	2.21%	16,000.00
6710 Water & Sewer	1,329.00	688.00	(641.00)	-93.17%	8,525.86	8,300.00	(225.86)	-2.72%	8,300.00
6760 Trash	167.59	144.00	(23.59)	-16.38%	1,944.11	1,750.00	(194.11)	-11.09%	1,750.00
6770 Telephone/ Pager	515.55	462.00	(53.55)	-11.59%	5,601.83	5,500.00	(101.83)	-1.85%	5,500.00
6771 Cable/Internet/Satellite TV	145.54	211.00	65.46	31.02%	1,701.48	2,565.00	863.52	33.67%	2,565.00
<b>TOTAL Utilities</b>	<b>4,193.32</b>	<b>3,755.00</b>	<b>(438.32)</b>	<b>-11.67%</b>	<b>40,692.07</b>	<b>45,115.00</b>	<b>4,422.93</b>	<b>9.80%</b>	<b>45,115.00</b>
<b>TOTAL Expense</b>	<b>36,961.15</b>	<b>30,338.00</b>	<b>(6,623.15)</b>	<b>-21.83%</b>	<b>367,875.24</b>	<b>384,475.00</b>	<b>16,599.76</b>	<b>4.32%</b>	<b>384,475.00</b>
<b>Excess Revenue / Expense</b>	<b>(7,429.63)</b>	<b>1,691.00</b>	<b>(9,120.63)</b>	<b>539.36%</b>	<b>17,243.63</b>	<b>0.00</b>	<b>17,243.63</b>	<b>0.00%</b>	<b>0.00</b>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 7/1/2018 To 7/31/2018 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%	88,685.00	88,685.00	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	11.43	0.00	11.43	0.00%	131.31	0.00	131.31	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>7,401.43</b>	<b>7,390.00</b>	<b>11.43</b>	<b>-0.15%</b>	<b>172,997.97</b>	<b>88,685.00</b>	<b>84,312.97</b>	<b>-95.07%</b>	<b>88,685.00</b>
<b>TOTAL Income</b>	<b>7,401.43</b>	<b>7,390.00</b>	<b>11.43</b>	<b>-0.15%</b>	<b>172,997.97</b>	<b>88,685.00</b>	<b>84,312.97</b>	<b>-95.07%</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%	6,440.00	16,485.00	10,045.00	60.93%	16,485.00
9205 Clubhouse	0.00	0.00	0.00	0.00%	189,568.94	33,856.00	(155,712.94)	-459.93%	33,856.00
9210 Pool/ Spa	0.00	0.00	0.00	0.00%	52,861.71	74,209.00	21,347.29	28.77%	74,209.00
9510 Miscellaneous Reserve Expense	8.00	0.00	(8.00)	0.00%	22.00	0.00	(22.00)	0.00%	0.00
<b>TOTAL Reserve Expenses</b>	<b>8.00</b>	<b>0.00</b>	<b>(8.00)</b>	<b>0.00%</b>	<b>248,892.65</b>	<b>124,550.00</b>	<b>(124,342.65)</b>	<b>-99.83%</b>	<b>124,550.00</b>
<b>TOTAL Expense</b>	<b>8.00</b>	<b>0.00</b>	<b>(8.00)</b>	<b>0.00%</b>	<b>248,892.65</b>	<b>124,550.00</b>	<b>(124,342.65)</b>	<b>-99.83%</b>	<b>124,550.00</b>
<b>Excess Revenue / Expense</b>	<b>7,393.43</b>	<b>7,390.00</b>	<b>3.43</b>	<b>-0.05%</b>	<b>(75,894.68)</b>	<b>(35,865.00)</b>	<b>(40,029.68)</b>	<b>-111.61%</b>	<b>(35,865.00)</b>