

Balance Sheet

Period 07/31/2018

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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 | 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> |
| Liabilities & Equity | | | |
| <u>Current Liabilities</u> | | | |
| 2000 | Accounts Payable | 14,932.42 | 14,932.42 |
| 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>50,145.71</u> | <u>66,239.32</u> | <u>116,385.03</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 | 11,526.53 | (75,894.68) |
| <u>Total Equity</u> | <u>1,121,551.36</u> | <u>199,328.42</u> | <u>1,320,879.78</u> |
| <u>Total Liabilities & 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 | |
| Income | | | | | | | | | |
| <u>Income</u> | | | | | | | | | |
| 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 |
| TOTAL Income | 29,531.52 | 32,029.00 | (2,497.48) | 7.80% | 385,118.87 | 384,475.00 | 643.87 | -0.17% | 384,475.00 |
| TOTAL Income | 29,531.52 | 32,029.00 | (2,497.48) | 7.80% | 385,118.87 | 384,475.00 | 643.87 | -0.17% | 384,475.00 |
| Expense | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | |
| 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 |

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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 | |
| 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 |
| TOTAL Administrative | 15,956.47 | 15,705.00 | (251.47) | -1.60% | 197,093.66 | 205,640.00 | 8,546.34 | 4.16% | 205,640.00 |
| <u>Buildings</u> | | | | | | | | | |
| 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 |
| TOTAL Buildings | 2,861.13 | 1,583.00 | (1,278.13) | -80.74% | 20,511.53 | 19,095.00 | (1,416.53) | -7.42% | 19,095.00 |
| <u>Insurance</u> | | | | | | | | | |
| 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 |
| TOTAL Insurance | 1,005.36 | 957.00 | (48.36) | -5.05% | 16,440.58 | 16,207.00 | (233.58) | -1.44% | 16,207.00 |
| <u>Landscaping</u> | | | | | | | | | |
| 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 |
| TOTAL Landscaping | 7,281.46 | 2,801.00 | (4,480.46) | -159.96% | 32,602.14 | 31,168.00 | (1,434.14) | -4.60% | 31,168.00 |
| <u>Recreation</u> | | | | | | | | | |
| 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 Sauna/ 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 |
| TOTAL Recreation | 5,663.41 | 5,537.00 | (126.41) | -2.28% | 60,535.26 | 67,250.00 | 6,714.74 | 9.98% | 67,250.00 |
| Utilities | | | | | | | | | |
| 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 | 7,046.10 | 688.00 | (6,358.10) | -924.14% | 14,242.96 | 8,300.00 | (5,942.96) | -71.60% | 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/Satelite TV | 145.54 | 211.00 | 65.46 | 31.02% | 1,701.48 | 2,565.00 | 863.52 | 33.67% | 2,565.00 |
| TOTAL Utilities | 9,910.42 | 3,755.00 | (6,155.42) | -163.93% | 46,409.17 | 45,115.00 | (1,294.17) | -2.87% | 45,115.00 |
| TOTAL Expense | 42,678.25 | 30,338.00 | (12,340.25) | -40.68% | 373,592.34 | 384,475.00 | 10,882.66 | 2.83% | 384,475.00 |
| Excess Revenue / Expense | (13,146.73) | 1,691.00 | (14,837.73) | 877.45% | 11,526.53 | 0.00 | 11,526.53 | 0.00% | 0.00 |

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 | |
| Income | | | | | | | | | |
| <u>Reserve Income</u> | | | | | | | | | |
| 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 |
| TOTAL Reserve Income | 7,401.43 | 7,390.00 | 11.43 | -0.15% | 172,997.97 | 88,685.00 | 84,312.97 | -95.07% | 88,685.00 |
| TOTAL Income | 7,401.43 | 7,390.00 | 11.43 | -0.15% | 172,997.97 | 88,685.00 | 84,312.97 | -95.07% | 88,685.00 |
| Expense | | | | | | | | | |
| <u>Reserve Expenses</u> | | | | | | | | | |
| 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 |
| TOTAL Reserve Expenses | 8.00 | 0.00 | (8.00) | 0.00% | 248,892.65 | 124,550.00 | (124,342.65) | -99.83% | 124,550.00 |
| TOTAL Expense | 8.00 | 0.00 | (8.00) | 0.00% | 248,892.65 | 124,550.00 | (124,342.65) | -99.83% | 124,550.00 |
| Excess Revenue / Expense | 7,393.43 | 7,390.00 | 3.43 | -0.05% | (75,894.68) | (35,865.00) | (40,029.68) | -111.61% | (35,865.00) |