

Balance Sheet

Period 09/30/2018

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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	38,076.77	38,076.77
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,223.30	33,223.30
<u>Total Cash</u>		<u>71,491.66</u>	<u>71,491.66</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	280,946.65	280,946.65
<u>Total Reserve</u>		<u>280,946.65</u>	<u>280,946.65</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	7,192.55	7,192.55
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>5,192.66</u>	<u>5,192.66</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	81,220.25	81,220.25
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>91,835.92</u>	<u>91,835.92</u>
<u>Total Assets</u>		<u>1,165,598.65</u>	<u>1,446,545.30</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	5,189.99	5,189.99
2100	Deferred Income	525.00	525.00
2170	Damage Deposit	3,750.00	3,750.00
2200	Prepaid Assessments	34,299.66	34,299.66
2501	Employee Insurance Payable	327.63	327.63
2670	Due to Operating	81,220.25	81,220.25
<u>Total Current Liabilities</u>		<u>81,220.25</u>	<u>125,312.53</u>
<u>Equity</u>			
3000	Initial Contribution	63,973.00	63,973.00
3300	Retained Earnings- Reserve Fund	199,328.42	199,328.42
3900	Retained Earnings	1,057,578.36	1,057,578.36
	Net Income	(44.99)	352.99
<u>Total Equity</u>		<u>1,121,506.37</u>	<u>1,321,232.77</u>
<u>Total Liabilities & Equity</u>		<u>1,165,598.65</u>	<u>1,446,545.30</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 9/1/2018 To 9/30/2018 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%	71,760.00	71,760.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,683.76)	(7,683.76)	0.00	0.00%	(15,367.60)	(15,367.60)	0.00	0.00%	(92,206.00)
4015 Late Fees	125.00	167.00	(42.00)	25.15%	525.00	334.00	191.00	-57.19%	2,000.00
4020 Legal- Collections	0.00	217.00	(217.00)	100.00%	220.00	434.00	(214.00)	49.31%	2,600.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	250.00	(250.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	66.00	(66.00)	100.00%	390.00
4315 Newsletter	295.00	458.00	(163.00)	35.59%	580.00	916.00	(336.00)	36.68%	5,500.00
4390 Rec Center Rent and Fees	685.00	208.00	477.00	-229.33%	1,835.00	416.00	1,419.00	-341.11%	2,500.00
4395 Rec Center Rent and Fees- Non Resic	2,750.00	2,667.00	83.00	-3.11%	4,700.00	5,334.00	(634.00)	11.89%	32,000.00
4700 Operating Interest Income	22.47	13.00	9.47	-72.85%	46.12	26.00	20.12	-77.38%	150.00
4990 Miscellaneous Income	(20.00)	42.00	(62.00)	147.62%	76.00	84.00	(8.00)	9.52%	500.00
TOTAL Income	32,053.71	32,126.24	(72.53)	0.23%	64,374.52	64,252.40	122.12	-0.19%	385,494.00
TOTAL Income	32,053.71	32,126.24	(72.53)	0.23%	64,374.52	64,252.40	122.12	-0.19%	385,494.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	2,760.00	2,760.00	0.00	0.00%	16,560.00
5020 Legal- Collections	0.00	217.00	217.00	100.00%	220.00	434.00	214.00	49.31%	2,600.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	0.00	84.00	84.00	100.00%	500.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,800.00
5180 Computer/ Web Maintenance	34.00	83.00	49.00	59.04%	68.00	166.00	98.00	59.04%	1,000.00
5245 Clubhouse Staff	11,309.34	11,833.00	523.66	4.43%	22,663.68	23,666.00	1,002.32	4.24%	142,000.00
5260 Answering Service	65.00	65.00	0.00	0.00%	130.00	130.00	0.00	0.00%	780.00
5315 Payroll Taxes	832.01	917.00	84.99	9.27%	1,674.32	1,834.00	159.68	8.71%	11,000.00
5320 Payroll Fees	290.08	267.00	(23.08)	-8.64%	589.84	534.00	(55.84)	-10.46%	3,200.00
5325 Insurance- Workman's Comp	511.00	383.00	(128.00)	-33.42%	1,022.00	766.00	(256.00)	-33.42%	4,600.00
5330 Payroll- Employee Insurance	458.18	500.00	41.82	8.36%	916.36	1,000.00	83.64	8.36%	6,000.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	76.00	76.00	100.00%	450.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 9/1/2018 To 9/30/2018 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%	0.00	200.00	200.00	100.00%	1,200.00
5525 Postage, Printing, Copies	234.69	375.00	140.31	37.42%	1,382.20	750.00	(632.20)	-84.29%	4,500.00
5550 Office Equipment- Lease	667.28	375.00	(292.28)	-77.94%	1,097.50	750.00	(347.50)	-46.33%	4,500.00
5560 Office Supplies	51.30	250.00	198.70	79.48%	159.06	500.00	340.94	68.19%	3,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	0.00	16.00	16.00	100.00%	99.00
5630 Meeting/ Minutes	55.99	0.00	(55.99)	0.00%	55.99	500.00	444.01	88.80%	500.00
5900 Miscellaneous	240.00	58.00	(182.00)	-313.79%	420.00	116.00	(304.00)	-262.07%	700.00
TOTAL Administrative	16,128.87	17,016.00	887.13	5.21%	33,158.95	34,532.00	1,373.05	3.98%	207,489.00
<u>Buildings</u>									
6040 Exterminating	70.00	70.00	0.00	0.00%	140.00	140.00	0.00	0.00%	840.00
6090 HVAC Maintenance	869.34	333.00	(536.34)	-161.06%	869.34	666.00	(203.34)	-30.53%	4,000.00
6115 Fire Alarm/ Security System	212.89	426.00	213.11	50.03%	251.39	852.00	600.61	70.49%	5,115.00
6120 Carpet Cleaning	505.00	375.00	(130.00)	-34.67%	911.00	750.00	(161.00)	-21.47%	4,500.00
6150 General Building Maintenance	528.95	517.00	(11.95)	-2.31%	588.95	1,034.00	445.05	43.04%	6,200.00
TOTAL Buildings	2,186.18	1,721.00	(465.18)	-27.03%	2,760.68	3,442.00	681.32	19.79%	20,655.00
<u>Insurance</u>									
5000 Insurance- Master	1,005.37	4,030.00	3,024.63	75.05%	2,010.74	6,127.00	4,116.26	67.18%	16,000.00
TOTAL Insurance	1,005.37	4,030.00	3,024.63	75.05%	2,010.74	6,127.00	4,116.26	67.18%	16,000.00
<u>Landscaping</u>									
6200 Landscape Contract	1,014.00	1,042.00	28.00	2.69%	1,014.00	2,084.00	1,070.00	51.34%	12,500.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	7,500.00
6215 General Grounds Maintenance	74.62	375.00	300.38	80.10%	149.24	750.00	600.76	80.10%	4,500.00
6220 Sprinkler Repairs	68.13	0.00	(68.13)	0.00%	1,087.21	440.00	(647.21)	-147.09%	2,200.00
6230 Streets	0.00	1,400.00	1,400.00	100.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
6260 Common Area Lights	300.00	100.00	(200.00)	-200.00%	300.00	200.00	(100.00)	-50.00%	1,200.00
6357 Planting/ Foundation Beds	4,405.22	0.00	(4,405.22)	0.00%	5,258.82	800.00	(4,458.82)	-557.35%	4,000.00
TOTAL Landscaping	5,861.97	2,917.00	(2,944.97)	-100.96%	7,809.27	5,774.00	(2,035.27)	-35.25%	33,400.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	0.00	500.00	500.00	100.00%	57.55	1,000.00	942.45	94.25%	6,000.00
6510 Pool/ Spas- Contract	1,573.84	1,083.00	(490.84)	-45.32%	2,883.93	2,166.00	(717.93)	-33.15%	13,000.00

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Riverwalk Master Association
Statement of Revenues and Expenses

Period 9/1/2018 To 9/30/2018 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual	
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var		
6515 Sauna/ Steam/ Locker Rooms	154.12	83.00	(71.12)	-85.69%	154.12	166.00	11.88	7.16%	1,000.00	
6516 General Pool/ Hot Tub	206.00	800.00	594.00	74.25%	206.00	1,600.00	1,394.00	87.13%	4,000.00	
6560 Security	575.00	575.00	0.00	0.00%	1,150.00	1,150.00	0.00	0.00%	6,900.00	
6570 Rec Games/Equip/ Furniture	0.00	167.00	167.00	100.00%	175.00	334.00	159.00	47.60%	2,000.00	
6580 Janitorial/ Housekeeping	2,397.00	2,417.00	20.00	0.83%	4,794.00	4,834.00	40.00	0.83%	29,000.00	
6630 Supplies- Cleaning & Paper Products	388.57	250.00	(138.57)	-55.43%	396.55	500.00	103.45	20.69%	3,000.00	
6643 Holiday Decorations	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	850.00	
TOTAL Recreation	5,294.53	5,875.00	580.47	9.88%	9,817.15	11,750.00	1,932.85	16.45%	65,750.00	
Utilities										
6703 Gas	610.42	708.00	97.58	13.78%	1,115.04	1,416.00	300.96	21.25%	8,500.00	
6707 Electric	1,392.45	1,333.00	(59.45)	-4.46%	2,974.27	2,666.00	(308.27)	-11.56%	16,000.00	
6710 Water & Sewer	1,383.45	667.00	(716.45)	-107.41%	3,154.10	1,334.00	(1,820.10)	-136.44%	8,000.00	
6760 Trash	189.78	183.00	(6.78)	-3.70%	357.45	366.00	8.55	2.34%	2,200.00	
6770 Telephone/ Pager	485.49	467.00	(18.49)	-3.96%	970.78	934.00	(36.78)	-3.94%	5,600.00	
6771 Cable/Internet/Satelite TV	145.54	158.00	12.46	7.89%	291.08	316.00	24.92	7.89%	1,900.00	
TOTAL Utilities	4,207.13	3,516.00	(691.13)	-19.66%	8,862.72	7,032.00	(1,830.72)	-26.03%	42,200.00	
TOTAL Expense	34,684.05	35,075.00	390.95	1.11%	64,419.51	68,657.00	4,237.49	6.17%	385,494.00	
Excess Revenue / Expense	(2,630.34)	(2,948.76)	318.42	10.80%	(44.99)	(4,404.60)	4,359.61	98.98%	0.00	

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 9/1/2018 To 9/30/2018 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	7,683.76	7,683.76	0.00	0.00%	15,367.60	15,367.60	0.00	0.00%	92,206.00
8700 Reserve Interest Income	0.00	0.00	0.00	0.00%	11.31	0.00	11.31	0.00%	0.00
TOTAL Reserve Income	7,683.76	7,683.76	0.00	0.00%	15,378.91	15,367.60	11.31	-0.07%	92,206.00
TOTAL Income	7,683.76	7,683.76	0.00	0.00%	15,378.91	15,367.60	11.31	-0.07%	92,206.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	0.00	0.00	0.00	0.00%	14,980.93	0.00	(14,980.93)	0.00%	0.00
TOTAL Reserve Expenses	0.00	0.00	0.00	0.00%	14,980.93	0.00	(14,980.93)	0.00%	0.00
TOTAL Expense	0.00	0.00	0.00	0.00%	14,980.93	0.00	(14,980.93)	0.00%	0.00
Excess Revenue / Expense	7,683.76	7,683.76	0.00	0.00%	397.98	15,367.60	(14,969.62)	97.41%	92,206.00