

Balance Sheet

Period 12/31/2018

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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	53,977.08		53,977.08
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,273.57		33,273.57
<u>Total Cash</u>	<u>87,442.24</u>		<u>87,442.24</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		304,046.30	304,046.30
<u>Total Reserve</u>		<u>304,046.30</u>	<u>304,046.30</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	5,303.70		5,303.70
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>3,303.81</u>		<u>3,303.81</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	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>1,179,660.38</u>	<u>304,046.30</u>	<u>1,483,706.68</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	6,534.08		6,534.08
2100 Deferred Income	525.00		525.00
2160 Damage Deposits	600.00		600.00
2170 Damage Deposit	350.00		350.00
2200 Prepaid Assessments	37,839.66		37,839.66
2501 Employee Insurance Payable	1,045.17		1,045.17
2670 Due to Operating		81,220.25	81,220.25
<u>Total Current Liabilities</u>	<u>46,893.91</u>	<u>81,220.25</u>	<u>128,114.16</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	11,215.11	23,497.63	34,712.74
<u>Total Equity</u>	<u>1,132,766.47</u>	<u>222,826.05</u>	<u>1,355,592.52</u>
<u>Total Liabilities & Equity</u>	<u>1,179,660.38</u>	<u>304,046.30</u>	<u>1,483,706.68</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 12/1/2018 To 12/31/2018 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%	179,400.00	179,400.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,683.84)	(7,683.84)	0.00	0.00%	(38,419.12)	(38,419.12)	0.00	0.00%	(92,206.00)
4015 Late Fees	250.00	167.00	83.00	-49.70%	1,010.00	835.00	175.00	-20.96%	2,000.00
4020 Legal- Collections	195.00	217.00	(22.00)	10.14%	460.00	1,085.00	(625.00)	57.60%	2,600.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	625.00	(625.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	165.00	(165.00)	100.00%	390.00
4315 Newsletter	841.00	458.00	383.00	-83.62%	2,596.00	2,290.00	306.00	-13.36%	5,500.00
4390 Rec Center Rent and Fees	250.00	208.00	42.00	-20.19%	4,335.00	1,040.00	3,295.00	-316.83%	2,500.00
4395 Rec Center Rent and Fees- Non Resic	3,000.00	2,667.00	333.00	-12.49%	11,990.00	13,335.00	(1,345.00)	10.09%	32,000.00
4700 Operating Interest Income	22.69	13.00	9.69	-74.54%	112.25	65.00	47.25	-72.69%	150.00
4990 Miscellaneous Income	(200.00)	42.00	(242.00)	576.19%	(124.00)	210.00	(334.00)	159.05%	500.00
TOTAL Income	32,554.85	32,126.16	428.69	-1.33%	161,360.13	160,630.88	729.25	-0.45%	385,494.00
TOTAL Income	32,554.85	32,126.16	428.69	-1.33%	161,360.13	160,630.88	729.25	-0.45%	385,494.00
Expense									
<u>Administrative</u>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	6,900.00	6,900.00	0.00	0.00%	16,560.00
5020 Legal- Collections	25.00	217.00	192.00	88.48%	590.00	1,085.00	495.00	45.62%	2,600.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	625.00	625.00	100.00%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	0.00	210.00	210.00	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	33.00	83.00	50.00	60.24%	243.40	415.00	171.60	41.35%	1,000.00
5245 Clubhouse Staff	12,641.97	11,833.00	(808.97)	-6.84%	57,316.71	59,165.00	1,848.29	3.12%	142,000.00
5260 Answering Service	65.00	65.00	0.00	0.00%	325.00	325.00	0.00	0.00%	780.00
5315 Payroll Taxes	932.99	917.00	(15.99)	-1.74%	4,205.84	4,585.00	379.16	8.27%	11,000.00
5320 Payroll Fees	308.98	267.00	(41.98)	-15.72%	1,480.30	1,335.00	(145.30)	-10.88%	3,200.00
5325 Insurance- Workman's Comp	511.00	383.00	(128.00)	-33.42%	2,555.00	1,915.00	(640.00)	-33.42%	4,600.00
5330 Payroll- Employee Insurance	1,195.30	500.00	(695.30)	-139.06%	3,089.11	2,500.00	(589.11)	-23.56%	6,000.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	190.00	190.00	100.00%	450.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 12/1/2018 To 12/31/2018 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%	0.00	500.00	500.00	100.00%	1,200.00
5525 Postage, Printing, Copies	296.04	375.00	78.96	21.06%	2,096.07	1,875.00	(221.07)	-11.79%	4,500.00
5550 Office Equipment- Lease	357.77	375.00	17.23	4.59%	1,734.55	1,875.00	140.45	7.49%	4,500.00
5560 Office Supplies	103.44	250.00	146.56	58.62%	348.56	1,250.00	901.44	72.12%	3,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	0.00	40.00	40.00	100.00%	99.00
5630 Meeting/ Minutes	0.00	0.00	0.00	0.00%	55.99	500.00	444.01	88.80%	500.00
5900 Miscellaneous	270.00	58.00	(212.00)	-365.52%	1,005.00	290.00	(715.00)	-246.55%	700.00
TOTAL Administrative	18,120.49	17,016.00	(1,104.49)	-6.49%	81,945.53	85,580.00	3,634.47	4.25%	207,489.00
<u>Buildings</u>									
6040 Exterminating	70.00	70.00	0.00	0.00%	280.00	350.00	70.00	20.00%	840.00
6090 HVAC Maintenance	894.66	333.00	(561.66)	-168.67%	2,203.71	1,665.00	(538.71)	-32.35%	4,000.00
6115 Fire Alarm/ Security System	0.00	426.00	426.00	100.00%	1,469.07	2,130.00	660.93	31.03%	5,115.00
6120 Carpet Cleaning	850.00	375.00	(475.00)	-126.67%	2,010.00	1,875.00	(135.00)	-7.20%	4,500.00
6150 General Building Maintenance	0.00	517.00	517.00	100.00%	1,399.18	2,585.00	1,185.82	45.87%	6,200.00
TOTAL Buildings	1,814.66	1,721.00	(93.66)	-5.44%	7,361.96	8,605.00	1,243.04	14.45%	20,655.00
<u>Insurance</u>									
5000 Insurance- Master	2,010.74	0.00	(2,010.74)	0.00%	6,032.22	6,127.00	94.78	1.55%	16,000.00
TOTAL Insurance	2,010.74	0.00	(2,010.74)	0.00%	6,032.22	6,127.00	94.78	1.55%	16,000.00
<u>Landscaping</u>									
6200 Landscape Contract	3,120.00	1,042.00	(2,078.00)	-199.42%	6,162.00	5,210.00	(952.00)	-18.27%	12,500.00
6210 Snow Removal	92.06	937.00	844.94	90.18%	633.62	2,811.00	2,177.38	77.46%	7,500.00
6215 General Grounds Maintenance	345.86	375.00	29.14	7.77%	1,026.30	1,875.00	848.70	45.26%	4,500.00
6220 Sprinkler Repairs	0.00	0.00	0.00	0.00%	1,087.21	440.00	(647.21)	-147.09%	2,200.00
6230 Streets	0.00	0.00	0.00	0.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
6260 Common Area Lights	0.00	100.00	100.00	100.00%	545.00	500.00	(45.00)	-9.00%	1,200.00
6357 Planting/ Foundation Beds	0.00	0.00	0.00	0.00%	5,258.82	800.00	(4,458.82)	-557.35%	4,000.00
TOTAL Landscaping	3,557.92	2,454.00	(1,103.92)	-44.98%	14,712.95	13,136.00	(1,576.95)	-12.00%	33,400.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	487.81	500.00	12.19	2.44%	573.31	2,500.00	1,926.69	77.07%	6,000.00
6510 Pool/ Spas- Contract	681.15	1,083.00	401.85	37.11%	5,097.27	5,415.00	317.73	5.87%	13,000.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6515 Suana/ Steam/ Locker Rooms	94.18	83.00	(11.18)	-13.47%	417.02	415.00	(2.02)	-0.49%	1,000.00
6516 General Pool/ Hot Tub	0.00	0.00	0.00	0.00%	1,330.02	1,600.00	269.98	16.87%	4,000.00
6560 Security	575.00	575.00	0.00	0.00%	2,875.00	2,875.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	0.00	167.00	167.00	100.00%	387.92	835.00	447.08	53.54%	2,000.00
6580 Janitorial/ Housekeeping	2,397.00	2,417.00	20.00	0.83%	11,985.00	12,085.00	100.00	0.83%	29,000.00
6630 Supplies- Cleaning & Paper Products	143.43	250.00	106.57	42.63%	669.93	1,250.00	580.07	46.41%	3,000.00
6643 Holiday Decorations	0.00	0.00	0.00	0.00%	0.00	850.00	850.00	100.00%	850.00
TOTAL Recreation	4,378.57	5,075.00	696.43	13.72%	23,335.47	27,825.00	4,489.53	16.13%	65,750.00
Utilities									
6703 Gas	0.00	708.00	708.00	100.00%	1,784.40	3,540.00	1,755.60	49.59%	8,500.00
6707 Electric	1,807.53	1,333.00	(474.53)	-35.60%	7,167.19	6,665.00	(502.19)	-7.53%	16,000.00
6710 Water & Sewer	78.23	667.00	588.77	88.27%	4,014.10	3,335.00	(679.10)	-20.36%	8,000.00
6760 Trash	380.60	183.00	(197.60)	-107.98%	1,119.53	915.00	(204.53)	-22.35%	2,200.00
6770 Telephone/ Pager	0.00	467.00	467.00	100.00%	1,943.97	2,335.00	391.03	16.75%	5,600.00
6771 Cable/Internet/Satelite TV	145.54	158.00	12.46	7.89%	727.70	790.00	62.30	7.89%	1,900.00
TOTAL Utilities	2,411.90	3,516.00	1,104.10	31.40%	16,756.89	17,580.00	823.11	4.68%	42,200.00
TOTAL Expense	32,294.28	29,782.00	(2,512.28)	-8.44%	150,145.02	158,853.00	8,707.98	5.48%	385,494.00
Excess Revenue / Expense	260.57	2,344.16	(2,083.59)	88.88%	11,215.11	1,777.88	9,437.23	-530.81%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 12/1/2018 To 12/31/2018 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	7,683.84	7,683.84	0.00	0.00%	38,419.12	38,419.12	0.00	0.00%	92,206.00
8700 Reserve Interest Income	12.74	0.00	12.74	0.00%	59.44	0.00	59.44	0.00%	0.00
TOTAL Reserve Income	<u>7,696.58</u>	<u>7,683.84</u>	<u>12.74</u>	<u>-0.17%</u>	<u>38,478.56</u>	<u>38,419.12</u>	<u>59.44</u>	<u>-0.15%</u>	<u>92,206.00</u>
TOTAL Income	<u>7,696.58</u>	<u>7,683.84</u>	<u>12.74</u>	<u>-0.17%</u>	<u>38,478.56</u>	<u>38,419.12</u>	<u>59.44</u>	<u>-0.15%</u>	<u>92,206.00</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>14,980.93</u>	<u>0.00</u>	<u>(14,980.93)</u>	<u>0.00%</u>	<u>0.00</u>
TOTAL Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>14,980.93</u>	<u>0.00</u>	<u>(14,980.93)</u>	<u>0.00%</u>	<u>0.00</u>
Excess Revenue / Expense	<u>7,696.58</u>	<u>7,683.84</u>	<u>12.74</u>	<u>-0.17%</u>	<u>23,497.63</u>	<u>38,419.12</u>	<u>(14,921.49)</u>	<u>38.84%</u>	<u>92,206.00</u>