

# Balance Sheet

Period 01/31/2019

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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	59,163.61	59,163.61
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,290.53	33,290.53
<u>Total Cash</u>		<u>92,645.73</u>	<u>92,645.73</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	311,743.16	311,743.16
<u>Total Reserve</u>		<u>311,743.16</u>	<u>311,743.16</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	5,488.70	5,488.70
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>3,488.81</u>	<u>3,488.81</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>1,185,048.87</u>	<u>1,496,792.03</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000	Accounts Payable	2,057.56	2,057.56
2100	Deferred Income	525.00	525.00
2160	Damage Deposits	3,600.00	3,600.00
2170	Damage Deposit	(650.00)	(650.00)
2200	Prepaid Assessments	37,519.66	37,519.66
2501	Employee Insurance Payable	1,762.71	1,762.71
2670	Due to Operating	81,220.25	81,220.25
<u>Total Current Liabilities</u>		<u>81,220.25</u>	<u>126,035.18</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	18,682.58	49,877.07
<u>Total Equity</u>		<u>230,522.91</u>	<u>1,370,756.85</u>
<u>Total Liabilities &amp; Equity</u>		<u>311,743.16</u>	<u>1,496,792.03</u>

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 1/1/2019 To 1/31/2019 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%	215,280.00	215,280.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,683.84)	(7,683.84)	0.00	0.00%	(46,102.96)	(46,102.96)	0.00	0.00%	(92,206.00)
4015 Late Fees	145.00	167.00	(22.00)	13.17%	1,155.00	1,002.00	153.00	-15.27%	2,000.00
4020 Legal- Collections	25.00	217.00	(192.00)	88.48%	485.00	1,302.00	(817.00)	62.75%	2,600.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	750.00	(750.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	198.00	(198.00)	100.00%	390.00
4315 Newsletter	477.50	458.00	19.50	-4.26%	3,073.50	2,748.00	325.50	-11.84%	5,500.00
4390 Rec Center Rent and Fees	650.00	208.00	442.00	-212.50%	4,985.00	1,248.00	3,737.00	-299.44%	2,500.00
4395 Rec Center Rent and Fees- Non Resic	2,530.00	2,667.00	(137.00)	5.14%	14,520.00	16,002.00	(1,482.00)	9.26%	32,000.00
4700 Operating Interest Income	23.01	13.00	10.01	-77.00%	135.26	78.00	57.26	-73.41%	150.00
4990 Miscellaneous Income	755.00	42.00	713.00	-1697.62%	631.00	252.00	379.00	-150.40%	500.00
<b>TOTAL Income</b>	<b>32,801.67</b>	<b>32,126.16</b>	<b>675.51</b>	<b>-2.10%</b>	<b>194,161.80</b>	<b>192,757.04</b>	<b>1,404.76</b>	<b>-0.73%</b>	<b>385,494.00</b>
<b>TOTAL Income</b>	<b>32,801.67</b>	<b>32,126.16</b>	<b>675.51</b>	<b>-2.10%</b>	<b>194,161.80</b>	<b>192,757.04</b>	<b>1,404.76</b>	<b>-0.73%</b>	<b>385,494.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	8,280.00	8,280.00	0.00	0.00%	16,560.00
5020 Legal- Collections	325.00	217.00	(108.00)	-49.77%	915.00	1,302.00	387.00	29.72%	2,600.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	750.00	750.00	100.00%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	0.00	252.00	252.00	100.00%	500.00
5170 Audit & Tax Prep	0.00	2,800.00	2,800.00	100.00%	0.00	2,800.00	2,800.00	100.00%	2,800.00
5180 Computer/ Web Maintenance	33.00	83.00	50.00	60.24%	276.40	498.00	221.60	44.50%	1,000.00
5245 Clubhouse Staff	10,930.84	11,833.00	902.16	7.62%	68,247.55	70,998.00	2,750.45	3.87%	142,000.00
5260 Answering Service	65.00	65.00	0.00	0.00%	390.00	390.00	0.00	0.00%	780.00
5315 Payroll Taxes	919.19	917.00	(2.19)	-0.24%	5,125.03	5,502.00	376.97	6.85%	11,000.00
5320 Payroll Fees	449.19	267.00	(182.19)	-68.24%	1,929.49	1,602.00	(327.49)	-20.44%	3,200.00
5325 Insurance- Workman's Comp	0.00	383.00	383.00	100.00%	2,555.00	2,298.00	(257.00)	-11.18%	4,600.00
5330 Payroll- Employee Insurance	0.00	500.00	500.00	100.00%	3,089.11	3,000.00	(89.11)	-2.97%	6,000.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	228.00	228.00	100.00%	450.00

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 1/1/2019 To 1/31/2019 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	600.00	600.00	100.00%	1,200.00
5525 Postage, Printing, Copies	110.23	375.00	264.77	70.61%	2,206.30	2,250.00	43.70	1.94%	4,500.00
5550 Office Equipment- Lease	306.74	375.00	68.26	18.20%	2,041.29	2,250.00	208.71	9.28%	4,500.00
5560 Office Supplies	100.51	250.00	149.49	59.80%	449.07	1,500.00	1,050.93	70.06%	3,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	0.00	48.00	48.00	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	20.00	58.00	38.00	65.52%	1,025.00	348.00	(677.00)	-194.54%	700.00
<b>TOTAL Administrative</b>	<b>14,639.70</b>	<b>19,816.00</b>	<b>5,176.30</b>	<b>26.12%</b>	<b>96,585.23</b>	<b>105,396.00</b>	<b>8,810.77</b>	<b>8.36%</b>	<b>207,489.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	140.00	70.00	(70.00)	-100.00%	420.00	420.00	0.00	0.00%	840.00
6090 HVAC Maintenance	0.00	333.00	333.00	100.00%	2,203.71	1,998.00	(205.71)	-10.30%	4,000.00
6115 Fire Alarm/ Security System	1,261.68	426.00	(835.68)	-196.17%	2,730.75	2,556.00	(174.75)	-6.84%	5,115.00
6120 Carpet Cleaning	228.00	375.00	147.00	39.20%	2,238.00	2,250.00	12.00	0.53%	4,500.00
6150 General Building Maintenance	210.00	517.00	307.00	59.38%	1,609.18	3,102.00	1,492.82	48.12%	6,200.00
<b>TOTAL Buildings</b>	<b>1,839.68</b>	<b>1,721.00</b>	<b>(118.68)</b>	<b>-6.90%</b>	<b>9,201.64</b>	<b>10,326.00</b>	<b>1,124.36</b>	<b>10.89%</b>	<b>20,655.00</b>
<b><u>Insurance</u></b>									
5000 Insurance- Master	0.00	0.00	0.00	0.00%	6,032.22	6,127.00	94.78	1.55%	16,000.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>6,032.22</b>	<b>6,127.00</b>	<b>94.78</b>	<b>1.55%</b>	<b>16,000.00</b>
<b><u>Landscaping</u></b>									
6200 Landscape Contract	0.00	1,042.00	1,042.00	100.00%	6,162.00	6,252.00	90.00	1.44%	12,500.00
6210 Snow Removal	1,853.75	937.00	(916.75)	-97.84%	2,487.37	3,748.00	1,260.63	33.63%	7,500.00
6215 General Grounds Maintenance	339.33	375.00	35.67	9.51%	1,365.63	2,250.00	884.37	39.31%	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	600.00	55.00	9.17%	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
<b>TOTAL Landscaping</b>	<b>2,193.08</b>	<b>2,454.00</b>	<b>260.92</b>	<b>10.63%</b>	<b>16,906.03</b>	<b>15,590.00</b>	<b>(1,316.03)</b>	<b>-8.44%</b>	<b>33,400.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	0.00	500.00	500.00	100.00%	573.31	3,000.00	2,426.69	80.89%	6,000.00
6510 Pool/ Spas- Contract	0.00	1,083.00	1,083.00	100.00%	5,097.27	6,498.00	1,400.73	21.56%	13,000.00

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 1/1/2019 To 1/31/2019 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	0.00	83.00	83.00	100.00%	417.02	498.00	80.98	16.26%	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%	3,450.00	3,450.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	0.00	167.00	167.00	100.00%	387.92	1,002.00	614.08	61.29%	2,000.00
6580 Janitorial/ Housekeeping	2,397.00	2,417.00	20.00	0.83%	14,382.00	14,502.00	120.00	0.83%	29,000.00
6610 Telephone	485.57	0.00	(485.57)	0.00%	485.57	0.00	(485.57)	0.00%	0.00
6630 Supplies- Cleaning & Paper Products	153.45	250.00	96.55	38.62%	823.38	1,500.00	676.62	45.11%	3,000.00
6643 Holiday Decorations	0.00	0.00	0.00	0.00%	0.00	850.00	850.00	100.00%	850.00
<b>TOTAL Recreation</b>	<b>3,611.02</b>	<b>5,075.00</b>	<b>1,463.98</b>	<b>28.85%</b>	<b>26,946.49</b>	<b>32,900.00</b>	<b>5,953.51</b>	<b>18.10%</b>	<b>65,750.00</b>
<b>Utilities</b>									
6703 Gas	0.00	708.00	708.00	100.00%	1,784.40	4,248.00	2,463.60	57.99%	8,500.00
6707 Electric	1,979.55	1,333.00	(646.55)	-48.50%	9,146.74	7,998.00	(1,148.74)	-14.36%	16,000.00
6710 Water & Sewer	737.23	667.00	(70.23)	-10.53%	4,751.33	4,002.00	(749.33)	-18.72%	8,000.00
6760 Trash	188.40	183.00	(5.40)	-2.95%	1,307.93	1,098.00	(209.93)	-19.12%	2,200.00
6770 Telephone/ Pager	0.00	467.00	467.00	100.00%	1,943.97	2,802.00	858.03	30.62%	5,600.00
6771 Cable/Internet/Satelite TV	145.54	158.00	12.46	7.89%	873.24	948.00	74.76	7.89%	1,900.00
<b>TOTAL Utilities</b>	<b>3,050.72</b>	<b>3,516.00</b>	<b>465.28</b>	<b>13.23%</b>	<b>19,807.61</b>	<b>21,096.00</b>	<b>1,288.39</b>	<b>6.11%</b>	<b>42,200.00</b>
<b>TOTAL Expense</b>	<b>25,334.20</b>	<b>32,582.00</b>	<b>7,247.80</b>	<b>22.24%</b>	<b>175,479.22</b>	<b>191,435.00</b>	<b>15,955.78</b>	<b>8.33%</b>	<b>385,494.00</b>
<b>Excess Revenue / Expense</b>	<b>7,467.47</b>	<b>(455.84)</b>	<b>7,923.31</b>	<b>0.00%</b>	<b>18,682.58</b>	<b>1,322.04</b>	<b>17,360.54</b>	<b>0.00%</b>	<b>0.00</b>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**

Period 1/1/2019 To 1/31/2019 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	7,683.84	7,683.84	0.00	0.00%	46,102.96	46,102.96	0.00	0.00%	92,206.00
8700 Reserve Interest Income	13.02	0.00	13.02	0.00%	72.46	0.00	72.46	0.00%	0.00
TOTAL Reserve Income	7,696.86	7,683.84	13.02	-0.17%	46,175.42	46,102.96	72.46	-0.16%	92,206.00
TOTAL Income	7,696.86	7,683.84	13.02	-0.17%	46,175.42	46,102.96	72.46	-0.16%	92,206.00
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
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	7,696.86	7,683.84	13.02	-0.17%	31,194.49	46,102.96	(14,908.47)	32.34%	92,206.00