

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 2/1/2019 To 2/28/2019 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%	251,160.00	251,160.00	0.00	0.00%	430,560.00
4010 Reserve Transfer	(7,683.84)	(7,683.84)	0.00	0.00%	(53,786.80)	(53,786.80)	0.00	0.00%	(92,206.00)
4015 Late Fees	225.00	167.00	58.00	-34.73%	1,380.00	1,169.00	211.00	-18.05%	2,000.00
4020 Legal- Collections	325.00	217.00	108.00	-49.77%	810.00	1,519.00	(709.00)	46.68%	2,600.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	875.00	(875.00)	100.00%	1,500.00
4115 Superlien Income	0.00	33.00	(33.00)	100.00%	0.00	231.00	(231.00)	100.00%	390.00
4315 Newsletter	225.00	458.00	(233.00)	50.87%	3,298.50	3,206.00	92.50	-2.89%	5,500.00
4390 Rec Center Rent and Fees	150.00	208.00	(58.00)	27.88%	5,135.00	1,456.00	3,679.00	-252.68%	2,500.00
4395 Rec Center Rent and Fees- Non Resic	3,200.00	2,667.00	533.00	-19.99%	17,720.00	18,669.00	(949.00)	5.08%	32,000.00
4700 Operating Interest Income	21.35	13.00	8.35	-64.23%	156.61	91.00	65.61	-72.10%	150.00
4990 Miscellaneous Income	22.00	42.00	(20.00)	47.62%	653.00	294.00	359.00	-122.11%	500.00
<b>TOTAL Income</b>	<b>32,364.51</b>	<b>32,126.16</b>	<b>238.35</b>	<b>-0.74%</b>	<b>226,526.31</b>	<b>224,883.20</b>	<b>1,643.11</b>	<b>-0.73%</b>	<b>385,494.00</b>
<b>TOTAL Income</b>	<b>32,364.51</b>	<b>32,126.16</b>	<b>238.35</b>	<b>-0.74%</b>	<b>226,526.31</b>	<b>224,883.20</b>	<b>1,643.11</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%	9,660.00	9,660.00	0.00	0.00%	16,560.00
5020 Legal- Collections	215.00	217.00	2.00	0.92%	1,130.00	1,519.00	389.00	25.61%	2,600.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	875.00	875.00	100.00%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	0.00	294.00	294.00	100.00%	500.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	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%	309.40	581.00	271.60	46.75%	1,000.00
5245 Clubhouse Staff	10,777.34	11,833.00	1,055.66	8.92%	79,024.89	82,831.00	3,806.11	4.60%	142,000.00
5260 Answering Service	65.00	65.00	0.00	0.00%	455.00	455.00	0.00	0.00%	780.00
5315 Payroll Taxes	883.18	917.00	33.82	3.69%	6,008.21	6,419.00	410.79	6.40%	11,000.00
5320 Payroll Fees	282.44	267.00	(15.44)	-5.78%	2,211.93	1,869.00	(342.93)	-18.35%	3,200.00
5325 Insurance- Workman's Comp	511.00	383.00	(128.00)	-33.42%	3,066.00	2,681.00	(385.00)	-14.36%	4,600.00
5330 Payroll- Employee Insurance	1,283.15	500.00	(783.15)	-156.63%	2,999.46	3,500.00	500.54	14.30%	6,000.00
5385 Taxes and Licenses	0.00	38.00	38.00	100.00%	0.00	266.00	266.00	100.00%	450.00

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5490 Bad Debt	0.00	100.00	100.00	100.00%	0.00	700.00	700.00	100.00%	1,200.00
5525 Postage, Printing, Copies	231.78	375.00	143.22	38.19%	2,438.08	2,625.00	186.92	7.12%	4,500.00
5550 Office Equipment- Lease	306.74	375.00	68.26	18.20%	2,348.03	2,625.00	276.97	10.55%	4,500.00
5560 Office Supplies	148.94	250.00	101.06	40.42%	598.01	1,750.00	1,151.99	65.83%	3,000.00
5600 Advertising	0.00	8.00	8.00	100.00%	0.00	56.00	56.00	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	277.00	58.00	(219.00)	-377.59%	1,302.00	406.00	(896.00)	-220.69%	700.00
<b>TOTAL Administrative</b>	<b>16,394.57</b>	<b>17,016.00</b>	<b>621.43</b>	<b>3.65%</b>	<b>111,607.00</b>	<b>122,412.00</b>	<b>10,805.00</b>	<b>8.83%</b>	<b>207,489.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	70.00	70.00	0.00	0.00%	490.00	490.00	0.00	0.00%	840.00
6090 HVAC Maintenance	0.00	333.00	333.00	100.00%	2,203.71	2,331.00	127.29	5.46%	4,000.00
6115 Fire Alarm/ Security System	543.01	426.00	(117.01)	-27.47%	3,273.76	2,982.00	(291.76)	-9.78%	5,115.00
6120 Carpet Cleaning	389.00	375.00	(14.00)	-3.73%	2,627.00	2,625.00	(2.00)	-0.08%	4,500.00
6150 General Building Maintenance	445.27	517.00	71.73	13.87%	2,054.45	3,619.00	1,564.55	43.23%	6,200.00
<b>TOTAL Buildings</b>	<b>1,447.28</b>	<b>1,721.00</b>	<b>273.72</b>	<b>15.90%</b>	<b>10,648.92</b>	<b>12,047.00</b>	<b>1,398.08</b>	<b>11.61%</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	2,600.00	1,042.00	(1,558.00)	-149.52%	8,762.00	7,294.00	(1,468.00)	-20.13%	12,500.00
6210 Snow Removal	1,311.00	937.00	(374.00)	-39.91%	3,798.37	4,685.00	886.63	18.92%	7,500.00
6215 General Grounds Maintenance	601.62	375.00	(226.62)	-60.43%	1,967.25	2,625.00	657.75	25.06%	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	700.00	155.00	22.14%	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>4,512.62</b>	<b>2,454.00</b>	<b>(2,058.62)</b>	<b>-83.89%</b>	<b>21,418.65</b>	<b>18,044.00</b>	<b>(3,374.65)</b>	<b>-18.70%</b>	<b>33,400.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	80.59	500.00	419.41	83.88%	653.90	3,500.00	2,846.10	81.32%	6,000.00
6510 Pool/ Spas- Contract	834.13	1,083.00	248.87	22.98%	5,931.40	7,581.00	1,649.60	21.76%	13,000.00

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6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	417.02	581.00	163.98	28.22%	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%	4,025.00	4,025.00	0.00	0.00%	6,900.00
6570 Rec Games/Equip/ Furniture	185.00	167.00	(18.00)	-10.78%	572.92	1,169.00	596.08	50.99%	2,000.00
6580 Janitorial/ Housekeeping	2,397.00	2,417.00	20.00	0.83%	16,779.00	16,919.00	140.00	0.83%	29,000.00
6610 Telephone	0.00	0.00	0.00	0.00%	485.57	0.00	(485.57)	0.00%	0.00
6630 Supplies- Cleaning & Paper Products	0.00	250.00	250.00	100.00%	823.38	1,750.00	926.62	52.95%	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>4,071.72</b>	<b>5,075.00</b>	<b>1,003.28</b>	<b>19.77%</b>	<b>31,018.21</b>	<b>37,975.00</b>	<b>6,956.79</b>	<b>18.32%</b>	<b>65,750.00</b>
<b><u>Reserve Expenses</u></b>									
9205 Clubhouse	8,572.04	0.00	(8,572.04)	0.00%	8,572.04	0.00	(8,572.04)	0.00%	0.00
<b>TOTAL Reserve Expenses</b>	<b>8,572.04</b>	<b>0.00</b>	<b>(8,572.04)</b>	<b>0.00%</b>	<b>8,572.04</b>	<b>0.00</b>	<b>(8,572.04)</b>	<b>0.00%</b>	<b>0.00</b>
<b><u>Utilities</u></b>									
6703 Gas	5,035.07	708.00	(4,327.07)	-611.17%	6,819.47	4,956.00	(1,863.47)	-37.60%	8,500.00
6707 Electric	(3,247.36)	1,333.00	4,580.36	343.61%	5,899.38	9,331.00	3,431.62	36.78%	16,000.00
6710 Water & Sewer	73.75	667.00	593.25	88.94%	4,825.08	4,669.00	(156.08)	-3.34%	8,000.00
6760 Trash	0.00	183.00	183.00	100.00%	1,307.93	1,281.00	(26.93)	-2.10%	2,200.00
6770 Telephone/ Pager	486.01	467.00	(19.01)	-4.07%	2,429.98	3,269.00	839.02	25.67%	5,600.00
6771 Cable/Internet/Satelite TV	150.05	158.00	7.95	5.03%	1,023.29	1,106.00	82.71	7.48%	1,900.00
<b>TOTAL Utilities</b>	<b>2,497.52</b>	<b>3,516.00</b>	<b>1,018.48</b>	<b>28.97%</b>	<b>22,305.13</b>	<b>24,612.00</b>	<b>2,306.87</b>	<b>9.37%</b>	<b>42,200.00</b>
<b>TOTAL Expense</b>	<b>37,495.75</b>	<b>29,782.00</b>	<b>(7,713.75)</b>	<b>-25.90%</b>	<b>211,602.17</b>	<b>221,217.00</b>	<b>9,614.83</b>	<b>4.35%</b>	<b>385,494.00</b>
<b>Excess Revenue / Expense</b>	<b>(5,131.24)</b>	<b>2,344.16</b>	<b>(7,475.40)</b>	<b>318.89%</b>	<b>14,924.14</b>	<b>3,666.20</b>	<b>11,257.94</b>	<b>-307.07%</b>	<b>0.00</b>

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

Period 2/1/2019 To 2/28/2019 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%	53,786.80	53,786.80	0.00	0.00%	92,206.00
8700 Reserve Interest Income	11.99	0.00	11.99	0.00%	84.45	0.00	84.45	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>7,695.83</b>	<b>7,683.84</b>	<b>11.99</b>	<b>-0.16%</b>	<b>53,871.25</b>	<b>53,786.80</b>	<b>84.45</b>	<b>-0.16%</b>	<b>92,206.00</b>
<b>TOTAL Income</b>	<b>7,695.83</b>	<b>7,683.84</b>	<b>11.99</b>	<b>-0.16%</b>	<b>53,871.25</b>	<b>53,786.80</b>	<b>84.45</b>	<b>-0.16%</b>	<b>92,206.00</b>
<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
<b>TOTAL Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>14,980.93</b>	<b>0.00</b>	<b>(14,980.93)</b>	<b>0.00%</b>	<b>0.00</b>
<b>TOTAL Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>14,980.93</b>	<b>0.00</b>	<b>(14,980.93)</b>	<b>0.00%</b>	<b>0.00</b>
<b>Excess Revenue / Expense</b>	<b>7,695.83</b>	<b>7,683.84</b>	<b>11.99</b>	<b>-0.16%</b>	<b>38,890.32</b>	<b>53,786.80</b>	<b>(14,896.48)</b>	<b>27.70%</b>	<b>92,206.00</b>