

Balance Sheet

Period 09/30/2019

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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	86,850.31		86,850.31
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,418.80		33,418.80
<u>Total Cash</u>	<u>120,460.70</u>		<u>120,460.70</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		299,344.24	299,344.24
<u>Total Reserve</u>		<u>299,344.24</u>	<u>299,344.24</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	8,270.55		8,270.55
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>6,270.66</u>		<u>6,270.66</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	59,799.32		59,799.32
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>70,414.99</u>		<u>70,414.99</u>
<u>Total Assets</u>	<u>1,194,224.76</u>	<u>299,344.24</u>	<u>1,493,569.00</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	2,588.19		2,588.19
2100 Deferred Income	525.00		525.00
2160 Damage Deposits	300.00		300.00
2170 Damage Deposit	4,975.00		4,975.00
2200 Prepaid Assessments	37,074.70		37,074.70
2670 Due to Operating		59,799.32	59,799.32
<u>Total Current Liabilities</u>	<u>45,462.89</u>	<u>59,799.32</u>	<u>105,262.21</u>
<u>Equity</u>			
3000 Initial Contribution	63,973.00		63,973.00
3300 Retained Earnings- Reserve Fund		222,871.17	222,871.17
3900 Retained Earnings	1,084,900.48		1,084,900.48
Net Income	(111.61)	16,673.75	16,562.14
<u>Total Equity</u>	<u>1,148,761.87</u>	<u>239,544.92</u>	<u>1,388,306.79</u>
<u>Total Liabilities & Equity</u>	<u>1,194,224.76</u>	<u>299,344.24</u>	<u>1,493,569.00</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 9/1/2019 To 9/30/2019 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	38,640.00	38,640.00	0.00	0.00%	77,280.00	77,280.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,313.00)	(8,313.00)	0.00	0.00%	(16,626.00)	(16,626.00)	0.00	0.00%	(99,757.00)
4015 Late Fees	(475.00)	250.00	(725.00)	290.00%	(390.00)	500.00	(890.00)	178.00%	3,000.00
4020 Legal- Collections	20.00	167.00	(147.00)	88.02%	170.00	334.00	(164.00)	49.10%	2,000.00
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	35.00	(35.00)	100.00%	0.00	70.00	(70.00)	100.00%	420.00
4315 Newsletter	657.50	500.00	157.50	-31.50%	867.50	1,000.00	(132.50)	13.25%	6,000.00
4390 Rec Center Rent and Fees	1,125.00	292.00	833.00	-285.27%	1,625.00	584.00	1,041.00	-178.25%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	1,630.00	2,667.00	(1,037.00)	38.88%	2,630.00	5,334.00	(2,704.00)	50.69%	32,000.00
4700 Operating Interest Income	21.44	25.00	(3.56)	14.24%	45.39	50.00	(4.61)	9.22%	300.00
4990 Miscellaneous Income	(35.00)	42.00	(77.00)	183.33%	(35.00)	84.00	(119.00)	141.67%	500.00
TOTAL Income	33,270.94	34,430.00	(1,159.06)	3.37%	65,566.89	68,860.00	(3,293.11)	4.78%	413,143.00
TOTAL Income	33,270.94	34,430.00	(1,159.06)	3.37%	65,566.89	68,860.00	(3,293.11)	4.78%	413,143.00
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	167.00	167.00	100.00%	20.00	334.00	314.00	94.01%	2,000.00
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%	1,500.00
5180 Computer/ Web Maintenance	47.00	83.00	36.00	43.37%	94.00	166.00	72.00	43.37%	1,000.00
5245 Clubhouse Staff	11,720.48	12,083.00	362.52	3.00%	23,323.57	24,166.00	842.43	3.49%	145,000.00
5260 Answering Service	65.00	65.00	0.00	0.00%	130.00	130.00	0.00	0.00%	780.00
5315 Payroll Taxes	862.93	1,000.00	137.07	13.71%	1,717.51	2,000.00	282.49	14.12%	12,000.00
5320 Payroll Fees	296.90	333.00	36.10	10.84%	598.84	666.00	67.16	10.08%	4,000.00
5325 Insurance- Workman's Comp	545.00	367.00	(178.00)	-48.50%	1,090.00	734.00	(356.00)	-48.50%	4,400.00
5330 Payroll- Employee Insurance	1,673.06	433.00	(1,240.06)	-286.39%	2,150.82	866.00	(1,284.82)	-148.36%	5,200.00
5385 Taxes and Licenses	0.00	21.00	21.00	100.00%	0.00	42.00	42.00	100.00%	250.00

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Riverwalk Master Association
Statement of Revenues and Expenses
 Period 9/1/2019 To 9/30/2019 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	83.00	83.00	100.00%	0.00	166.00	166.00	100.00%	1,000.00
5525 Postage, Printing, Copies	325.34	375.00	49.66	13.24%	725.04	750.00	24.96	3.33%	4,500.00
5550 Office Equipment- Lease	306.74	350.00	43.26	12.36%	613.48	700.00	86.52	12.36%	4,200.00
5560 Office Supplies	131.56	208.00	76.44	36.75%	131.56	416.00	284.44	68.38%	2,500.00
5600 Advertising	0.00	42.00	42.00	100.00%	0.00	84.00	84.00	100.00%	500.00
5630 Meeting/ Minutes	0.00	0.00	0.00	0.00%	88.81	250.00	161.19	64.48%	250.00
5900 Miscellaneous/Processing Fees	30.00	167.00	137.00	82.04%	180.00	334.00	154.00	46.11%	2,000.00
TOTAL Administrative	17,384.01	17,324.00	(60.01)	-0.35%	33,623.63	34,898.00	1,274.37	3.65%	209,640.00
<u>Buildings</u>									
6040 Exterminating	70.00	75.00	5.00	6.67%	140.00	150.00	10.00	6.67%	900.00
6090 HVAC Maintenance	0.00	375.00	375.00	100.00%	894.68	750.00	(144.68)	-19.29%	4,500.00
6115 Fire Alarm/ Security System	0.00	458.00	458.00	100.00%	0.00	916.00	916.00	100.00%	5,500.00
6120 Carpet Cleaning	635.00	333.00	(302.00)	-90.69%	995.00	666.00	(329.00)	-49.40%	4,000.00
6150 General Building Maintenance	1,263.26	500.00	(763.26)	-152.65%	1,739.13	1,000.00	(739.13)	-73.91%	6,000.00
TOTAL Buildings	1,968.26	1,741.00	(227.26)	-13.05%	3,768.81	3,482.00	(286.81)	-8.24%	20,900.00
<u>Insurance</u>									
5000 Insurance- Master	2,680.42	4,030.00	1,349.58	33.49%	4,015.63	6,127.00	2,111.37	34.46%	15,500.00
TOTAL Insurance	2,680.42	4,030.00	1,349.58	33.49%	4,015.63	6,127.00	2,111.37	34.46%	15,500.00
<u>Landscaping</u>									
6200 Landscape Contract	1,300.00	1,300.00	0.00	0.00%	2,600.00	2,600.00	0.00	0.00%	15,600.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	8,200.00
6215 General Grounds Maintenance	67.08	417.00	349.92	83.91%	134.16	834.00	699.84	83.91%	5,000.00
6220 Sprinkler Repairs	410.80	1,000.00	589.20	58.92%	3,472.75	2,000.00	(1,472.75)	-73.64%	6,000.00
6230 Streets	0.00	2,500.00	2,500.00	100.00%	0.00	2,500.00	2,500.00	100.00%	5,000.00
6260 Common Area Lights	255.00	250.00	(5.00)	-2.00%	255.00	500.00	245.00	49.00%	3,000.00
6357 Planting/ Foundation Beds	0.00	0.00	0.00	0.00%	0.00	3,140.00	3,140.00	100.00%	15,703.00
TOTAL Landscaping	2,032.88	5,467.00	3,434.12	62.82%	6,461.91	11,574.00	5,112.09	44.17%	58,503.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	24.98	333.00	308.02	92.50%	49.98	666.00	616.02	92.50%	4,000.00
6510 Pool/ Spas- Contract	1,579.76	1,083.00	(496.76)	-45.87%	2,996.56	2,166.00	(830.56)	-38.35%	13,000.00

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	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%	0.00	166.00	166.00	100.00%	1,000.00
6516 General Pool/ Hot Tub	0.00	292.00	292.00	100.00%	227.02	584.00	356.98	61.13%	3,500.00
6560 Security	575.00	625.00	50.00	8.00%	1,150.00	1,250.00	100.00	8.00%	7,500.00
6570 Rec Games/Equip/ Furniture	0.00	125.00	125.00	100.00%	185.00	250.00	65.00	26.00%	1,500.00
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	0.00	208.00	208.00	100.00%	590.73	416.00	(174.73)	-42.00%	2,500.00
6643 Clubhouse Decorations	0.00	42.00	42.00	100.00%	0.00	84.00	84.00	100.00%	500.00
TOTAL Recreation	4,576.74	5,208.00	631.26	12.12%	9,993.29	10,416.00	422.71	4.06%	62,500.00
<u>Utilities</u>									
6703 Gas	508.12	792.00	283.88	35.84%	965.37	1,584.00	618.63	39.05%	9,500.00
6707 Electric	1,554.82	1,250.00	(304.82)	-24.39%	3,112.91	2,500.00	(612.91)	-24.52%	15,000.00
6710 Water & Sewer	1,124.97	1,000.00	(124.97)	-12.50%	2,119.14	2,000.00	(119.14)	-5.96%	12,000.00
6760 Trash	215.03	217.00	1.97	0.91%	242.87	434.00	191.13	44.04%	2,600.00
6770 Telephone/ Pager	539.19	425.00	(114.19)	-26.87%	1,074.84	850.00	(224.84)	-26.45%	5,100.00
6771 Cable/Internet/Satelite TV	150.05	158.00	7.95	5.03%	300.10	316.00	15.90	5.03%	1,900.00
TOTAL Utilities	4,092.18	3,842.00	(250.18)	-6.51%	7,815.23	7,684.00	(131.23)	-1.71%	46,100.00
TOTAL Expense	32,734.49	37,612.00	4,877.51	12.97%	65,678.50	74,181.00	8,502.50	11.46%	413,143.00
Excess Revenue / Expense	536.45	(3,182.00)	3,718.45	116.86%	(111.61)	(5,321.00)	5,209.39	97.90%	0.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 9/1/2019 To 9/30/2019 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	8,313.00	8,313.00	0.00	0.00%	16,626.00	16,626.00	0.00	0.00%	99,757.00
8700 Reserve Interest Income	23.74	0.00	23.74	0.00%	47.75	0.00	47.75	0.00%	0.00
TOTAL Reserve Income	8,336.74	8,313.00	23.74	-0.29%	16,673.75	16,626.00	47.75	-0.29%	99,757.00
TOTAL Income	8,336.74	8,313.00	23.74	-0.29%	16,673.75	16,626.00	47.75	-0.29%	99,757.00
Excess Revenue / Expense	8,336.74	8,313.00	23.74	-0.29%	16,673.75	16,626.00	47.75	-0.29%	99,757.00