

Balance Sheet

Period 11/30/2019

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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	97,160.17	97,160.17
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,438.35	33,438.35
<u>Total Cash</u>		<u>130,790.11</u>	<u>130,790.11</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	316,000.41	316,000.41
<u>Total Reserve</u>		<u>316,000.41</u>	<u>316,000.41</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	9,207.51	9,207.51
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>7,207.62</u>	<u>7,207.62</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>1,205,491.13</u>	<u>1,521,491.54</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	4,511.28	4,511.28
2100	Deferred Income	525.00	525.00
2160	Damage Deposits	300.00	300.00
2170	Damage Deposit	5,625.00	5,625.00
2200	Prepaid Assessments	37,176.70	37,176.70
2670	Due to Operating	59,799.32	59,799.32
<u>Total Current Liabilities</u>		<u>48,137.98</u>	<u>107,937.30</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	8,479.67	41,809.59
<u>Total Equity</u>		<u>1,157,353.15</u>	<u>1,413,554.24</u>
<u>Total Liabilities & Equity</u>		<u>1,205,491.13</u>	<u>1,521,491.54</u>

Riverwalk Master Association

Statement of Revenues and Expenses

Period 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Income									
4000 Assessments	38,640.00	38,640.00	0.00	0.00%	154,560.00	154,560.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,313.00)	(8,313.00)	0.00	0.00%	(33,252.00)	(33,252.00)	0.00	0.00%	(99,757.00)
4015 Late Fees	350.00	250.00	100.00	-40.00%	505.00	1,000.00	(495.00)	49.50%	3,000.00
4020 Legal- Collections	80.00	167.00	(87.00)	52.10%	770.00	668.00	102.00	-15.27%	2,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	500.00	(500.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	140.00	(140.00)	100.00%	420.00
4315 Newsletter	315.00	500.00	(185.00)	37.00%	1,497.50	2,000.00	(502.50)	25.13%	6,000.00
4390 Rec Center Rent and Fees	275.00	292.00	(17.00)	5.82%	2,650.00	1,168.00	1,482.00	-126.88%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	3,100.00	2,667.00	433.00	-16.24%	8,130.00	10,668.00	(2,538.00)	23.79%	32,000.00
4700 Operating Interest Income	18.75	25.00	(6.25)	25.00%	82.95	100.00	(17.05)	17.05%	300.00
4990 Miscellaneous Income	0.00	42.00	(42.00)	100.00%	35.00	168.00	(133.00)	79.17%	500.00
TOTAL Income	34,465.75	34,430.00	35.75	-0.10%	134,978.45	137,720.00	(2,741.55)	1.99%	413,143.00
TOTAL Income	34,465.75	34,430.00	35.75	-0.10%	134,978.45	137,720.00	(2,741.55)	1.99%	413,143.00
Expense									
Administrative									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	5,520.00	5,520.00	0.00	0.00%	16,560.00
5020 Legal- Collections	80.00	167.00	87.00	52.10%	620.00	668.00	48.00	7.19%	2,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	500.00	500.00	100.00%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	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	0.00	83.00	83.00	100.00%	213.00	332.00	119.00	35.84%	1,000.00
5245 Clubhouse Staff	11,442.66	12,083.00	640.34	5.30%	45,948.89	48,332.00	2,383.11	4.93%	145,000.00
5260 Answering Service	65.00	65.00	0.00	0.00%	260.00	260.00	0.00	0.00%	780.00
5315 Payroll Taxes	843.90	1,000.00	156.10	15.61%	3,381.75	4,000.00	618.25	15.46%	12,000.00
5320 Payroll Fees	316.94	333.00	16.06	4.82%	1,224.68	1,332.00	107.32	8.06%	4,000.00
5325 Insurance- Workman's Comp	79.00	367.00	288.00	78.47%	1,714.00	1,468.00	(246.00)	-16.76%	4,400.00
5330 Payroll- Employee Insurance	(717.54)	433.00	1,150.54	265.71%	1,911.04	1,732.00	(179.04)	-10.34%	5,200.00
5385 Taxes and Licenses	0.00	21.00	21.00	100.00%	0.00	84.00	84.00	100.00%	250.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 11/1/2019 To 11/30/2019 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	332.00	332.00	100.00%	1,000.00
5525 Postage, Printing, Copies	295.42	375.00	79.58	21.22%	1,247.85	1,500.00	252.15	16.81%	4,500.00
5550 Office Equipment- Lease	306.74	350.00	43.26	12.36%	1,226.96	1,400.00	173.04	12.36%	4,200.00
5560 Office Supplies	0.00	208.00	208.00	100.00%	227.22	832.00	604.78	72.69%	2,500.00
5600 Advertising	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	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	465.00	167.00	(298.00)	-178.44%	750.00	668.00	(82.00)	-12.28%	2,000.00
TOTAL Administrative	14,557.12	17,324.00	2,766.88	15.97%	64,334.20	69,546.00	5,211.80	7.49%	209,640.00
<u>Buildings</u>									
6040 Exterminating	70.00	75.00	5.00	6.67%	280.00	300.00	20.00	6.67%	900.00
6090 HVAC Maintenance	0.00	375.00	375.00	100.00%	894.68	1,500.00	605.32	40.35%	4,500.00
6115 Fire Alarm/ Security System	0.00	458.00	458.00	100.00%	1,345.14	1,832.00	486.86	26.58%	5,500.00
6120 Carpet Cleaning	0.00	333.00	333.00	100.00%	1,400.00	1,332.00	(68.00)	-5.11%	4,000.00
6150 General Building Maintenance	0.00	500.00	500.00	100.00%	1,739.13	2,000.00	260.87	13.04%	6,000.00
TOTAL Buildings	70.00	1,741.00	1,671.00	95.98%	5,658.95	6,964.00	1,305.05	18.74%	20,900.00
<u>Insurance</u>									
5000 Insurance- Master	1,329.25	0.00	(1,329.25)	0.00%	5,344.88	6,127.00	782.12	12.77%	15,500.00
TOTAL Insurance	1,329.25	0.00	(1,329.25)	0.00%	5,344.88	6,127.00	782.12	12.77%	15,500.00
<u>Landscaping</u>									
6200 Landscape Contract	1,300.00	1,300.00	0.00	0.00%	5,200.00	5,200.00	0.00	0.00%	15,600.00
6210 Snow Removal	3,392.50	1,366.00	(2,026.50)	-148.35%	5,562.50	1,366.00	(4,196.50)	-307.21%	8,200.00
6215 General Grounds Maintenance	52.00	417.00	365.00	87.53%	260.78	1,668.00	1,407.22	84.37%	5,000.00
6220 Sprinkler Repairs	0.00	0.00	0.00	0.00%	3,699.20	2,000.00	(1,699.20)	-84.96%	6,000.00
6230 Streets	0.00	0.00	0.00	0.00%	2,445.00	2,500.00	55.00	2.20%	5,000.00
6260 Common Area Lights	0.00	250.00	250.00	100.00%	792.50	1,000.00	207.50	20.75%	3,000.00
6357 Planting/ Foundation Beds	0.00	0.00	0.00	0.00%	1,600.00	3,140.00	1,540.00	49.04%	15,703.00
TOTAL Landscaping	4,744.50	3,333.00	(1,411.50)	-42.35%	19,559.98	16,874.00	(2,685.98)	-15.92%	58,503.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	0.00	333.00	333.00	100.00%	95.45	1,332.00	1,236.55	92.83%	4,000.00
6510 Pool/ Spas- Contract	680.38	1,083.00	402.62	37.18%	4,510.52	4,332.00	(178.52)	-4.12%	13,000.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 11/1/2019 To 11/30/2019 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%	0.00	332.00	332.00	100.00%	1,000.00
6516 General Pool/ Hot Tub	0.00	292.00	292.00	100.00%	227.02	1,168.00	940.98	80.56%	3,500.00
6560 Security	575.00	625.00	50.00	8.00%	2,300.00	2,500.00	200.00	8.00%	7,500.00
6570 Rec Games/Equip/ Furniture	185.00	125.00	(60.00)	-48.00%	370.00	500.00	130.00	26.00%	1,500.00
6580 Janitorial/ Housekeeping	2,397.00	2,417.00	20.00	0.83%	9,588.00	9,668.00	80.00	0.83%	29,000.00
6630 Supplies- Cleaning & Paper Products	0.00	208.00	208.00	100.00%	590.73	832.00	241.27	29.00%	2,500.00
6643 Clubhouse Decorations	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	500.00
TOTAL Recreation	3,837.38	5,208.00	1,370.62	26.32%	17,681.72	20,832.00	3,150.28	15.12%	62,500.00
<u>Utilities</u>									
6703 Gas	439.42	792.00	352.58	44.52%	1,633.27	3,168.00	1,534.73	48.44%	9,500.00
6707 Electric	993.84	1,250.00	256.16	20.49%	5,219.25	5,000.00	(219.25)	-4.38%	15,000.00
6710 Water & Sewer	314.71	1,000.00	685.29	68.53%	3,635.38	4,000.00	364.62	9.12%	12,000.00
6760 Trash	218.67	217.00	(1.67)	-0.77%	677.79	868.00	190.21	21.91%	2,600.00
6770 Telephone/ Pager	541.73	425.00	(116.73)	-27.47%	2,153.16	1,700.00	(453.16)	-26.66%	5,100.00
6771 Cable/Internet/Satellite TV	150.05	158.00	7.95	5.03%	600.20	632.00	31.80	5.03%	1,900.00
TOTAL Utilities	2,658.42	3,842.00	1,183.58	30.81%	13,919.05	15,368.00	1,448.95	9.43%	46,100.00
TOTAL Expense	27,196.67	31,448.00	4,251.33	13.52%	126,498.78	135,711.00	9,212.22	6.79%	413,143.00
Excess Revenue / Expense	7,269.08	2,982.00	4,287.08	-143.77%	8,479.67	2,009.00	6,470.67	-322.08%	0.00

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 11/1/2019 To 11/30/2019 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%	33,252.00	33,252.00	0.00	0.00%	99,757.00
8700 Reserve Interest Income	12.78	0.00	12.78	0.00%	77.92	0.00	77.92	0.00%	0.00
TOTAL Reserve Income	8,325.78	8,313.00	12.78	-0.15%	33,329.92	33,252.00	77.92	-0.23%	99,757.00
TOTAL Income	8,325.78	8,313.00	12.78	-0.15%	33,329.92	33,252.00	77.92	-0.23%	99,757.00
Excess Revenue / Expense	8,325.78	8,313.00	12.78	-0.15%	33,329.92	33,252.00	77.92	-0.23%	99,757.00