

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 12/1/2019 To 12/31/2019 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%	193,200.00	193,200.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,313.00)	(8,313.00)	0.00	0.00%	(41,565.00)	(41,565.00)	0.00	0.00%	(99,757.00)
4015 Late Fees	180.00	250.00	(70.00)	28.00%	685.00	1,250.00	(565.00)	45.20%	3,000.00
4020 Legal- Collections	60.00	167.00	(107.00)	64.07%	830.00	835.00	(5.00)	0.60%	2,000.00
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	35.00	(35.00)	100.00%	0.00	175.00	(175.00)	100.00%	420.00
4315 Newsletter	566.50	500.00	66.50	-13.30%	2,064.00	2,500.00	(436.00)	17.44%	6,000.00
4390 Rec Center Rent and Fees	0.00	292.00	(292.00)	100.00%	2,650.00	1,460.00	1,190.00	-81.51%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	3,580.00	2,667.00	913.00	-34.23%	11,710.00	13,335.00	(1,625.00)	12.19%	32,000.00
4700 Operating Interest Income	20.15	25.00	(4.85)	19.40%	103.10	125.00	(21.90)	17.52%	300.00
4990 Miscellaneous Income	10.00	42.00	(32.00)	76.19%	45.00	210.00	(165.00)	78.57%	500.00
TOTAL Income	34,743.65	34,430.00	313.65	-0.91%	169,722.10	172,150.00	(2,427.90)	1.41%	413,143.00
TOTAL Income	34,743.65	34,430.00	313.65	-0.91%	169,722.10	172,150.00	(2,427.90)	1.41%	413,143.00
Expense									
Administrative									
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	60.00	167.00	107.00	64.07%	680.00	835.00	155.00	18.56%	2,000.00
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%	1,500.00
5180 Computer/ Web Maintenance	120.80	83.00	(37.80)	-45.54%	333.80	415.00	81.20	19.57%	1,000.00
5245 Clubhouse Staff	13,577.55	12,083.00	(1,494.55)	-12.37%	59,526.44	60,415.00	888.56	1.47%	145,000.00
5260 Answering Service	0.00	65.00	65.00	100.00%	260.00	325.00	65.00	20.00%	780.00
5315 Payroll Taxes	1,005.10	1,000.00	(5.10)	-0.51%	4,386.85	5,000.00	613.15	12.26%	12,000.00
5320 Payroll Fees	346.80	333.00	(13.80)	-4.14%	1,571.48	1,665.00	93.52	5.62%	4,000.00
5325 Insurance- Workman's Comp	545.00	367.00	(178.00)	-48.50%	2,259.00	1,835.00	(424.00)	-23.11%	4,400.00
5330 Payroll- Employee Insurance	(761.94)	433.00	1,194.94	275.97%	1,149.10	2,165.00	1,015.90	46.92%	5,200.00
5385 Taxes and Licenses	0.00	21.00	21.00	100.00%	0.00	105.00	105.00	100.00%	250.00

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5490 Bad Debt	0.00	83.00	83.00	100.00%	0.00	415.00	415.00	100.00%	1,000.00
5525 Postage, Printing, Copies	349.52	375.00	25.48	6.79%	1,597.37	1,875.00	277.63	14.81%	4,500.00
5550 Office Equipment- Lease	306.74	350.00	43.26	12.36%	1,533.70	1,750.00	216.30	12.36%	4,200.00
5560 Office Supplies	147.97	208.00	60.03	28.86%	375.19	1,040.00	664.81	63.92%	2,500.00
5600 Advertising	0.00	42.00	42.00	100.00%	0.00	210.00	210.00	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	495.00	167.00	(328.00)	-196.41%	1,245.00	835.00	(410.00)	-49.10%	2,000.00
TOTAL Administrative	17,572.54	17,324.00	(248.54)	-1.43%	81,906.74	86,870.00	4,963.26	5.71%	209,640.00
<u>Buildings</u>									
6040 Exterminating	70.00	75.00	5.00	6.67%	350.00	375.00	25.00	6.67%	900.00
6090 HVAC Maintenance	921.33	375.00	(546.33)	-145.69%	1,816.01	1,875.00	58.99	3.15%	4,500.00
6115 Fire Alarm/ Security System	0.00	458.00	458.00	100.00%	1,345.14	2,290.00	944.86	41.26%	5,500.00
6120 Carpet Cleaning	280.00	333.00	53.00	15.92%	1,680.00	1,665.00	(15.00)	-0.90%	4,000.00
6150 General Building Maintenance	933.41	500.00	(433.41)	-86.68%	2,672.54	2,500.00	(172.54)	-6.90%	6,000.00
TOTAL Buildings	2,204.74	1,741.00	(463.74)	-26.64%	7,863.69	8,705.00	841.31	9.66%	20,900.00
<u>Insurance</u>									
5000 Insurance- Master	2,680.89	0.00	(2,680.89)	0.00%	8,025.77	6,127.00	(1,898.77)	-30.99%	15,500.00
TOTAL Insurance	2,680.89	0.00	(2,680.89)	0.00%	8,025.77	6,127.00	(1,898.77)	-30.99%	15,500.00
<u>Landscaping</u>									
6200 Landscape Contract	1,300.00	1,300.00	0.00	0.00%	6,500.00	6,500.00	0.00	0.00%	15,600.00
6210 Snow Removal	(150.00)	1,366.00	1,516.00	110.98%	5,412.50	2,732.00	(2,680.50)	-98.11%	8,200.00
6215 General Grounds Maintenance	108.16	417.00	308.84	74.06%	368.94	2,085.00	1,716.06	82.31%	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	1,250.00	457.50	36.60%	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	1,258.16	3,333.00	2,074.84	62.25%	20,818.14	20,207.00	(611.14)	-3.02%	58,503.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	269.95	333.00	63.05	18.93%	365.40	1,665.00	1,299.60	78.05%	4,000.00
6510 Pool/ Spas- Contract	1,012.70	1,083.00	70.30	6.49%	5,523.22	5,415.00	(108.22)	-2.00%	13,000.00

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6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	0.00	415.00	415.00	100.00%	1,000.00
6516 General Pool/ Hot Tub	0.00	292.00	292.00	100.00%	227.02	1,460.00	1,232.98	84.45%	3,500.00
6560 Security	0.00	625.00	625.00	100.00%	2,300.00	3,125.00	825.00	26.40%	7,500.00
6570 Rec Games/Equip/ Furniture	0.00	125.00	125.00	100.00%	370.00	625.00	255.00	40.80%	1,500.00
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	10.73	208.00	197.27	94.84%	601.46	1,040.00	438.54	42.17%	2,500.00
6643 Clubhouse Decorations	0.00	42.00	42.00	100.00%	0.00	210.00	210.00	100.00%	500.00
TOTAL Recreation	3,690.38	5,208.00	1,517.62	29.14%	21,372.10	26,040.00	4,667.90	17.93%	62,500.00
<u>Utilities</u>									
6703 Gas	595.20	792.00	196.80	24.85%	2,228.47	3,960.00	1,731.53	43.73%	9,500.00
6707 Electric	993.17	1,250.00	256.83	20.55%	6,212.42	6,250.00	37.58	0.60%	15,000.00
6710 Water & Sewer	83.33	1,000.00	916.67	91.67%	3,718.71	5,000.00	1,281.29	25.63%	12,000.00
6760 Trash	218.79	217.00	(1.79)	-0.82%	896.58	1,085.00	188.42	17.37%	2,600.00
6770 Telephone/ Pager	524.69	425.00	(99.69)	-23.46%	2,677.85	2,125.00	(552.85)	-26.02%	5,100.00
6771 Cable/Internet/Satellite TV	160.05	158.00	(2.05)	-1.30%	760.25	790.00	29.75	3.77%	1,900.00
TOTAL Utilities	2,575.23	3,842.00	1,266.77	32.97%	16,494.28	19,210.00	2,715.72	14.14%	46,100.00
TOTAL Expense	29,981.94	31,448.00	1,466.06	4.66%	156,480.72	167,159.00	10,678.28	6.39%	413,143.00
Excess Revenue / Expense	4,761.71	2,982.00	1,779.71	-59.68%	13,241.38	4,991.00	8,250.38	-165.31%	0.00

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	Current Month Reserves				Year to Date Reserves				Annual
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Income									
<u>Reserve Income</u>									
8010 Reserve Transfer	8,313.00	8,313.00	0.00	0.00%	41,565.00	41,565.00	0.00	0.00%	99,757.00
8700 Reserve Interest Income	13.42	0.00	13.42	0.00%	91.34	0.00	91.34	0.00%	0.00
TOTAL Reserve Income	8,326.42	8,313.00	13.42	-0.16%	41,656.34	41,565.00	91.34	-0.22%	99,757.00
TOTAL Income	8,326.42	8,313.00	13.42	-0.16%	41,656.34	41,565.00	91.34	-0.22%	99,757.00
Excess Revenue / Expense	8,326.42	8,313.00	13.42	-0.16%	41,656.34	41,565.00	91.34	-0.22%	99,757.00