

Riverwalk Master Association

Statement of Revenues and Expenses

Period 2/1/2020 To 2/29/2020 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%	270,480.00	270,480.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,313.00)	(8,313.00)	0.00	0.00%	(58,191.00)	(58,191.00)	0.00	0.00%	(99,757.00)
4015 Late Fees	150.00	250.00	(100.00)	40.00%	955.00	1,750.00	(795.00)	45.43%	3,000.00
4020 Legal- Collections	540.00	167.00	373.00	-223.35%	1,615.00	1,169.00	446.00	-38.15%	2,000.00
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	35.00	(35.00)	100.00%	0.00	245.00	(245.00)	100.00%	420.00
4315 Newsletter	135.00	500.00	(365.00)	73.00%	3,009.00	3,500.00	(491.00)	14.03%	6,000.00
4390 Rec Center Rent and Fees	0.00	292.00	(292.00)	100.00%	3,275.00	2,044.00	1,231.00	-60.23%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	400.00	2,667.00	(2,267.00)	85.00%	15,835.00	18,669.00	(2,834.00)	15.18%	32,000.00
4700 Operating Interest Income	18.44	25.00	(6.56)	26.24%	141.04	175.00	(33.96)	19.41%	300.00
4990 Miscellaneous Income	101.43	42.00	59.43	-141.50%	101.43	294.00	(192.57)	65.50%	500.00
TOTAL Income	31,671.87	34,430.00	(2,758.13)	8.01%	237,220.47	241,010.00	(3,789.53)	1.57%	413,143.00
TOTAL Income	31,671.87	34,430.00	(2,758.13)	8.01%	237,220.47	241,010.00	(3,789.53)	1.57%	413,143.00
Expense									
<u>Administrative</u>									
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	540.00	167.00	(373.00)	-223.35%	1,465.00	1,169.00	(296.00)	-25.32%	2,000.00
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%	495.00	294.00	(201.00)	-68.37%	500.00
5170 Audit & Tax Prep	0.00	0.00	0.00	0.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
5180 Computer/ Web Maintenance	277.40	83.00	(194.40)	-234.22%	658.20	581.00	(77.20)	-13.29%	1,000.00
5245 Clubhouse Staff	11,091.66	12,083.00	991.34	8.20%	82,203.76	84,581.00	2,377.24	2.81%	145,000.00
5260 Answering Service	65.00	65.00	0.00	0.00%	390.00	455.00	65.00	14.29%	780.00
5315 Payroll Taxes	905.90	1,000.00	94.10	9.41%	6,274.47	7,000.00	725.53	10.36%	12,000.00
5320 Payroll Fees	323.52	333.00	9.48	2.85%	2,387.98	2,331.00	(56.98)	-2.44%	4,000.00
5325 Insurance- Workman's Comp	0.00	367.00	367.00	100.00%	2,804.00	2,569.00	(235.00)	-9.15%	4,400.00
5330 Payroll- Employee Insurance	512.47	433.00	(79.47)	-18.35%	3,448.45	3,031.00	(417.45)	-13.77%	5,200.00
5385 Taxes and Licenses	0.00	21.00	21.00	100.00%	0.00	147.00	147.00	100.00%	250.00

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5490 Bad Debt	0.00	83.00	83.00	100.00%	0.00	581.00	581.00	100.00%	1,000.00
5525 Postage, Printing, Copies	265.40	375.00	109.60	29.23%	1,971.83	2,625.00	653.17	24.88%	4,500.00
5550 Office Equipment- Lease	306.74	350.00	43.26	12.36%	2,147.18	2,450.00	302.82	12.36%	4,200.00
5560 Office Supplies	0.00	208.00	208.00	100.00%	490.33	1,456.00	965.67	66.32%	2,500.00
5600 Advertising	0.00	42.00	42.00	100.00%	0.00	294.00	294.00	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	342.00	167.00	(175.00)	-104.79%	1,587.00	1,169.00	(418.00)	-35.76%	2,000.00
TOTAL Administrative	16,010.09	17,324.00	1,313.91	7.58%	116,072.01	123,018.00	6,945.99	5.65%	209,640.00
<u>Buildings</u>									
6040 Exterminating	70.00	75.00	5.00	6.67%	490.00	525.00	35.00	6.67%	900.00
6090 HVAC Maintenance	0.00	375.00	375.00	100.00%	1,816.01	2,625.00	808.99	30.82%	4,500.00
6115 Fire Alarm/ Security System	820.60	458.00	(362.60)	-79.17%	3,580.54	3,206.00	(374.54)	-11.68%	5,500.00
6120 Carpet Cleaning	393.00	333.00	(60.00)	-18.02%	2,403.00	2,331.00	(72.00)	-3.09%	4,000.00
6150 General Building Maintenance	488.38	500.00	11.62	2.32%	3,160.92	3,500.00	339.08	9.69%	6,000.00
TOTAL Buildings	1,771.98	1,741.00	(30.98)	-1.78%	11,450.47	12,187.00	736.53	6.04%	20,900.00
<u>Insurance</u>									
5000 Insurance- Master	0.00	0.00	0.00	0.00%	8,025.77	6,127.00	(1,898.77)	-30.99%	15,500.00
TOTAL Insurance	0.00	0.00	0.00	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%	9,100.00	9,100.00	0.00	0.00%	15,600.00
6210 Snow Removal	5,323.25	1,367.00	(3,956.25)	-289.41%	12,108.25	5,466.00	(6,642.25)	-121.52%	8,200.00
6215 General Grounds Maintenance	74.62	417.00	342.38	82.11%	510.64	2,919.00	2,408.36	82.51%	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	315.00	250.00	(65.00)	-26.00%	1,107.50	1,750.00	642.50	36.71%	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	7,012.87	3,334.00	(3,678.87)	-110.34%	30,570.59	26,875.00	(3,695.59)	-13.75%	58,503.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	1,013.41	333.00	(680.41)	-204.33%	1,401.46	2,331.00	929.54	39.88%	4,000.00
6510 Pool/ Spas- Contract	660.00	1,083.00	423.00	39.06%	6,916.14	7,581.00	664.86	8.77%	13,000.00

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6515 Suana/ Steam/ Locker Rooms	0.00	83.00	83.00	100.00%	0.00	581.00	581.00	100.00%	1,000.00
6516 General Pool/ Hot Tub	0.00	292.00	292.00	100.00%	612.02	2,044.00	1,431.98	70.06%	3,500.00
6560 Security	575.00	625.00	50.00	8.00%	3,450.00	4,375.00	925.00	21.14%	7,500.00
6570 Rec Games/Equip/ Furniture	185.00	125.00	(60.00)	-48.00%	555.00	875.00	320.00	36.57%	1,500.00
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
6630 Supplies- Cleaning & Paper Products	0.00	208.00	208.00	100.00%	731.41	1,456.00	724.59	49.77%	2,500.00
6643 Clubhouse Decorations	0.00	42.00	42.00	100.00%	0.00	294.00	294.00	100.00%	500.00
TOTAL Recreation	4,830.41	5,208.00	377.59	7.25%	30,445.03	36,456.00	6,010.97	16.49%	62,500.00
<u>Utilities</u>									
6703 Gas	588.62	792.00	203.38	25.68%	3,490.28	5,544.00	2,053.72	37.04%	9,500.00
6707 Electric	937.49	1,250.00	312.51	25.00%	8,147.00	8,750.00	603.00	6.89%	15,000.00
6710 Water & Sewer	91.35	1,000.00	908.65	90.87%	3,901.41	7,000.00	3,098.59	44.27%	12,000.00
6760 Trash	218.12	217.00	(1.12)	-0.52%	1,333.18	1,519.00	185.82	12.23%	2,600.00
6770 Telephone/ Pager	536.39	425.00	(111.39)	-26.21%	3,775.20	2,975.00	(800.20)	-26.90%	5,100.00
6771 Cable/Internet/Satelite TV	156.06	158.00	1.94	1.23%	1,066.36	1,106.00	39.64	3.58%	1,900.00
TOTAL Utilities	2,528.03	3,842.00	1,313.97	34.20%	21,713.43	26,894.00	5,180.57	19.26%	46,100.00
TOTAL Expense	32,153.38	31,449.00	(704.38)	-2.24%	218,277.30	231,557.00	13,279.70	5.73%	413,143.00
Excess Revenue / Expense	(481.51)	2,981.00	(3,462.51)	116.15%	18,943.17	9,453.00	9,490.17	-100.39%	0.00

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Income									
<u>Reserve Income</u>									
8010 Reserve Transfer	8,313.00	8,313.00	0.00	0.00%	58,191.00	58,191.00	0.00	0.00%	99,757.00
8700 Reserve Interest Income	0.00	0.00	0.00	0.00%	105.24	0.00	105.24	0.00%	0.00
TOTAL Reserve Income	8,313.00	8,313.00	0.00	0.00%	58,296.24	58,191.00	105.24	-0.18%	99,757.00
TOTAL Income	8,313.00	8,313.00	0.00	0.00%	58,296.24	58,191.00	105.24	-0.18%	99,757.00
Expense									
<u>Reserve Expenses</u>									
9205 Clubhouse	6,011.37	0.00	(6,011.37)	0.00%	12,022.73	0.00	(12,022.73)	0.00%	0.00
TOTAL Reserve Expenses	6,011.37	0.00	(6,011.37)	0.00%	12,022.73	0.00	(12,022.73)	0.00%	0.00
TOTAL Expense	6,011.37	0.00	(6,011.37)	0.00%	12,022.73	0.00	(12,022.73)	0.00%	0.00
Excess Revenue / Expense	2,301.63	8,313.00	(6,011.37)	72.31%	46,273.51	58,191.00	(11,917.49)	20.48%	99,757.00