

Balance Sheet

Period 06/30/2020

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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	105,342.87	105,342.87
1150	Checking- Key Bank 2864	91.59	91.59
1205	Savings- Alliance	33,481.99	33,481.99
<u>Total Cash</u>		<u>139,016.45</u>	<u>139,016.45</u>
<u>Reserve</u>			
1301	Money Market- Key Bank	374,249.81	374,249.81
<u>Total Reserve</u>		<u>374,249.81</u>	<u>374,249.81</u>
<u>Accounts Receivable</u>			
1400	Accounts Receivable	7,448.05	7,448.05
1600	Allowance for Doubtful Accounts	(1,999.89)	(1,999.89)
<u>Total Accounts Receivable</u>		<u>5,448.16</u>	<u>5,448.16</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	71,822.05	71,822.05
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>82,437.72</u>	<u>82,437.72</u>
<u>Total Assets</u>		<u>1,223,980.74</u>	<u>1,598,230.55</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	1,925.38	32,715.38
2100	Deferred Income	525.00	525.00
2160	Damage Deposits	300.00	300.00
2170	Damage Deposit	2,225.00	2,225.00
2200	Prepaid Assessments	40,051.41	40,051.41
2501	Employee Insurance Payable	(30.00)	(30.00)
2670	Due to Operating	71,822.05	71,822.05
<u>Total Current Liabilities</u>		<u>102,612.05</u>	<u>147,608.84</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	1,085,079.81	1,085,079.81
	Net Income	29,931.14	78,697.73
<u>Total Equity</u>		<u>271,637.76</u>	<u>1,450,621.71</u>
<u>Total Liabilities & Equity</u>		<u>374,249.81</u>	<u>1,598,230.55</u>

Riverwalk Master Association
Statement of Revenues and Expenses
 Period 6/1/2020 To 6/30/2020 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%	425,040.00	425,040.00	0.00	0.00%	463,680.00
4010 Reserve Transfer	(8,313.00)	(8,313.00)	0.00	0.00%	(91,443.00)	(91,443.00)	0.00	0.00%	(99,757.00)
4015 Late Fees	100.00	250.00	(150.00)	60.00%	1,480.00	2,750.00	(1,270.00)	46.18%	3,000.00
4020 Legal- Collections	1,088.70	166.00	922.70	-555.84%	4,003.70	1,834.00	2,169.70	-118.30%	2,000.00
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	1,375.00	(1,375.00)	100.00%	1,500.00
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	385.00	(385.00)	100.00%	420.00
4315 Newsletter	525.00	500.00	25.00	-5.00%	3,844.50	5,500.00	(1,655.50)	30.10%	6,000.00
4390 Rec Center Rent and Fees	0.00	291.00	(291.00)	100.00%	3,275.00	3,209.00	66.00	-2.06%	3,500.00
4395 Rec Center Rent and Fees- Non Resic	500.00	2,667.00	(2,167.00)	81.25%	16,335.00	29,337.00	(13,002.00)	44.32%	32,000.00
4700 Operating Interest Income	8.01	25.00	(16.99)	67.96%	180.32	275.00	(94.68)	34.43%	300.00
4990 Miscellaneous Income	0.00	42.00	(42.00)	100.00%	189.52	462.00	(272.48)	58.98%	500.00
TOTAL Income	32,548.71	34,428.00	(1,879.29)	5.46%	362,905.04	378,724.00	(15,818.96)	4.18%	413,143.00
TOTAL Income	32,548.71	34,428.00	(1,879.29)	5.46%	362,905.04	378,724.00	(15,818.96)	4.18%	413,143.00
Expense									
Administrative									
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	15,180.00	15,180.00	0.00	0.00%	16,560.00
5020 Legal- Collections	460.00	166.00	(294.00)	-177.11%	3,853.70	1,834.00	(2,019.70)	-110.13%	2,000.00
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	1,375.00	1,375.00	100.00%	1,500.00
5142 Legal- General	0.00	42.00	42.00	100.00%	495.00	462.00	(33.00)	-7.14%	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	146.00	83.00	(63.00)	-75.90%	945.20	913.00	(32.20)	-3.53%	1,000.00
5245 Clubhouse Staff	9,791.66	12,084.00	2,292.34	18.97%	122,228.40	132,916.00	10,687.60	8.04%	145,000.00
5260 Answering Service	0.00	65.00	65.00	100.00%	455.00	715.00	260.00	36.36%	780.00
5315 Payroll Taxes	690.78	1,000.00	309.22	30.92%	9,156.50	11,000.00	1,843.50	16.76%	12,000.00
5320 Payroll Fees	259.26	334.00	74.74	22.38%	3,479.70	3,666.00	186.30	5.08%	4,000.00
5325 Insurance- Workman's Comp	0.00	366.00	366.00	100.00%	3,311.00	4,034.00	723.00	17.92%	4,400.00
5330 Payroll- Employee Insurance	482.47	434.00	(48.47)	-11.17%	5,468.33	4,766.00	(702.33)	-14.74%	5,200.00
5385 Taxes and Licenses	0.00	20.00	20.00	100.00%	0.00	230.00	230.00	100.00%	250.00

Riverwalk Master Association

Statement of Revenues and Expenses

Period 6/1/2020 To 6/30/2020 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	84.00	84.00	100.00%	0.00	916.00	916.00	100.00%	1,000.00
5525 Postage, Printing, Copies	261.02	375.00	113.98	30.39%	2,714.65	4,125.00	1,410.35	34.19%	4,500.00
5550 Office Equipment- Lease	306.74	350.00	43.26	12.36%	3,684.23	3,850.00	165.77	4.31%	4,200.00
5560 Office Supplies	98.36	209.00	110.64	52.94%	663.98	2,291.00	1,627.02	71.02%	2,500.00
5600 Advertising	0.00	41.00	41.00	100.00%	0.00	459.00	459.00	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	60.00	166.00	106.00	63.86%	2,109.00	1,834.00	(275.00)	-14.99%	2,000.00
TOTAL Administrative	13,936.29	17,324.00	3,387.71	19.56%	173,833.50	192,316.00	18,482.50	9.61%	209,640.00
<u>Buildings</u>									
6040 Exterminating	70.00	75.00	5.00	6.67%	560.00	825.00	265.00	32.12%	900.00
6090 HVAC Maintenance	0.00	375.00	375.00	100.00%	4,765.95	4,125.00	(640.95)	-15.54%	4,500.00
6115 Fire Alarm/ Security System	0.00	459.00	459.00	100.00%	3,622.54	5,041.00	1,418.46	28.14%	5,500.00
6120 Carpet Cleaning	200.00	334.00	134.00	40.12%	2,603.00	3,666.00	1,063.00	29.00%	4,000.00
6150 General Building Maintenance	0.00	500.00	500.00	100.00%	3,463.59	5,500.00	2,036.41	37.03%	6,000.00
TOTAL Buildings	270.00	1,743.00	1,473.00	84.51%	15,015.08	19,157.00	4,141.92	21.62%	20,900.00
<u>Insurance</u>									
5000 Insurance- Master	2,116.32	957.00	(1,159.32)	-121.14%	21,270.25	14,543.00	(6,727.25)	-46.26%	15,500.00
TOTAL Insurance	2,116.32	957.00	(1,159.32)	-121.14%	21,270.25	14,543.00	(6,727.25)	-46.26%	15,500.00
<u>Landscaping</u>									
6200 Landscape Contract	0.00	1,300.00	1,300.00	100.00%	13,000.00	14,300.00	1,300.00	9.09%	15,600.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	12,108.25	8,200.00	(3,908.25)	-47.66%	8,200.00
6215 General Grounds Maintenance	108.16	416.00	307.84	74.00%	2,538.04	4,584.00	2,045.96	44.63%	5,000.00
6220 Sprinkler Repairs	706.60	1,000.00	293.40	29.34%	4,405.80	5,000.00	594.20	11.88%	6,000.00
6230 Streets	0.00	0.00	0.00	0.00%	2,445.00	5,000.00	2,555.00	51.10%	5,000.00
6260 Common Area Lights	0.00	250.00	250.00	100.00%	1,362.50	2,750.00	1,387.50	50.45%	3,000.00
6357 Planting/ Foundation Beds	0.00	3,140.00	3,140.00	100.00%	5,195.00	12,560.00	7,365.00	58.64%	15,703.00
TOTAL Landscaping	814.76	6,106.00	5,291.24	86.66%	41,054.59	52,394.00	11,339.41	21.64%	58,503.00
<u>Recreation</u>									
6500 Clubhouse/ Cabana	10.45	334.00	323.55	96.87%	1,465.02	3,666.00	2,200.98	60.04%	4,000.00
6510 Pool/ Spas- Contract	0.00	1,083.00	1,083.00	100.00%	7,480.08	11,913.00	4,432.92	37.21%	13,000.00

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Riverwalk Master Association

Statement of Revenues and Expenses

Period 6/1/2020 To 6/30/2020 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	913.00	913.00	100.00%	1,000.00	
6516 General Pool/ Hot Tub	973.75	291.00	(682.75)	-234.62%	1,585.77	3,209.00	1,623.23	50.58%	3,500.00	
6560 Security	0.00	625.00	625.00	100.00%	4,025.00	6,875.00	2,850.00	41.45%	7,500.00	
6570 Rec Games/Equip/ Furniture	0.00	125.00	125.00	100.00%	740.00	1,375.00	635.00	46.18%	1,500.00	
6580 Janitorial/ Housekeeping	1,102.60	2,417.00	1,314.40	54.38%	21,291.93	26,587.00	5,295.07	19.92%	29,000.00	
6630 Supplies- Cleaning & Paper Products	0.00	209.00	209.00	100.00%	1,186.77	2,291.00	1,104.23	48.20%	2,500.00	
6643 Clubhouse Decorations	0.00	41.00	41.00	100.00%	0.00	459.00	459.00	100.00%	500.00	
TOTAL Recreation	2,086.80	5,208.00	3,121.20	59.93%	37,774.57	57,288.00	19,513.43	34.06%	62,500.00	
Utilities										
6703 Gas	110.59	791.00	680.41	86.02%	4,621.11	8,709.00	4,087.89	46.94%	9,500.00	
6707 Electric	730.31	1,250.00	519.69	41.58%	11,777.71	13,750.00	1,972.29	14.34%	15,000.00	
6710 Water & Sewer	12,797.96	1,000.00	(11,797.96)	-1179.80%	17,826.33	11,000.00	(6,826.33)	-62.06%	12,000.00	
6760 Trash	210.15	216.00	5.85	2.71%	2,184.34	2,384.00	199.66	8.38%	2,600.00	
6770 Telephone/ Pager	528.70	425.00	(103.70)	-24.40%	5,905.82	4,675.00	(1,230.82)	-26.33%	5,100.00	
6771 Cable/Internet/Satelite TV	196.06	158.00	(38.06)	-24.09%	1,710.60	1,738.00	27.40	1.58%	1,900.00	
TOTAL Utilities	14,573.77	3,840.00	(10,733.77)	-279.53%	44,025.91	42,256.00	(1,769.91)	-4.19%	46,100.00	
TOTAL Expense	33,797.94	35,178.00	1,380.06	3.92%	332,973.90	377,954.00	44,980.10	11.90%	413,143.00	
Excess Revenue / Expense	(1,249.23)	(750.00)	(499.23)	-66.56%	29,931.14	770.00	29,161.14	0.00%	0.00	

Riverwalk Master Association

Statement of Revenues and Expenses

Period 6/1/2020 To 6/30/2020 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%	91,443.00	91,443.00	0.00	0.00%	99,757.00
8700 Reserve Interest Income	3.02	0.00	3.02	0.00%	136.32	0.00	136.32	0.00%	0.00
TOTAL Reserve Income	8,316.02	8,313.00	3.02	-0.04%	91,579.32	91,443.00	136.32	-0.15%	99,757.00
TOTAL Income	8,316.02	8,313.00	3.02	-0.04%	91,579.32	91,443.00	136.32	-0.15%	99,757.00
Expense									
<u>Reserve Expenses</u>									
9110 Asphalt/ Road	30,790.00	0.00	(30,790.00)	0.00%	30,790.00	0.00	(30,790.00)	0.00%	0.00
9205 Clubhouse	0.00	0.00	0.00	0.00%	12,022.73	0.00	(12,022.73)	0.00%	0.00
TOTAL Reserve Expenses	30,790.00	0.00	(30,790.00)	0.00%	42,812.73	0.00	(42,812.73)	0.00%	0.00
TOTAL Expense	30,790.00	0.00	(30,790.00)	0.00%	42,812.73	0.00	(42,812.73)	0.00%	0.00
Excess Revenue / Expense	(22,473.98)	8,313.00	(30,786.98)	370.35%	48,766.59	91,443.00	(42,676.41)	46.67%	99,757.00